

## **Acknowledgments**

The staff at Architectural Research Consultants, Incorporated thanks everyone who contributed to this plan.

The City of Las Vegas holds a special place in our hearts and we hope this document will serve well in preserving, promoting, and developing all that makes this city great.

## City of Las Vegas

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## Luna Community College Rickey Serna, President

## West Las Vegas Schools Christopher Gutierrez, Superintendent

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Las Vegas Arts Council Janet H. Remenyik

## Las Vegas First Independent Business Alliance

Andrea Gottschalk, President Meredith Britt, Secretary John Goodwin, Treasurer

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Sunrise Kiwanis Carole T. Gonynor Ana Murphy

Las Vegas Rotary Club Bill Hendrickson Marshall Poole

## Las Vegas Skate Park Advocates

Brian Marquez Justin Valdez Martin Tapia

## Las Vegas Tree Board

Tom Lamberth John Spencer Harry Leippe Nancy Leippe Bob Mishler

## **Business Participation**

Allan Affeldt, the Plaza Hotel
Elmo Baca, Indigo Theatre
Jennifer Carbajal, Maia Consulting
Joaquin Garafalo, JC's NYPD Pizza
Chico Gallegos and Michelle Sandoval, El Fidel Hotel
Fred Kline, Kline Gallery
Robin Bellerby, Sanchez Auto Body
Isaac Sandoval, The Skillet

## **Community Participation**

Linda Anderle Yvette Arellanes Anamaria Armijo-Glenn Jen Braccialarghe Frank Buerskens Stella Burciaga Amy Caldwell Tom and Tina Clayton Rose Contreras-Taylor Jeanne Marie Crockett Jacob Dekins James Encinias Reina Fernandez Shane Flores Abe Garcia Mark Gillingham Bernadette Gold Ivan Gold Maxine Gomez Margaret Gorman

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## CITY OF LAS VEGAS RESOLUTION NO. 18-22

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOCAL GOVERNMENT PLANNING GRANT AGREEMENT BY AND BETWEEN MEXICO FINANCE AUTHORITY (THE AUTHORITY"), AND THE CITY OF LAS VEGAS (THE "GRANTEE"), IN THE AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000) EVIDENCING AN OBLIGATION OF THE GRANTEE TO UTILIZE THE GRANT AMOUNT SOLELY FOR THE PURPOSE OF FINANCING THE COSTS OF THE METROPOLITAN REDEVELOPMENT ACT PLAN, AND SOLELY IN THE MANNER DESCRIBED IN THE GRANT AGREEMENT: CERTIFYING THAT THE GRANT AMOUNT, TOGETHER WITH OTHER FUNDS AVAILABLE TO THE GRANTEE. IS SUFFICIENT TO COMPLETE THE PROJECT: APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE GRANT AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN: REPEALING ALL ACTION INCONSISTENT WITH THIS RESOLUTION; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE GRANT AGREEMENT,

Capitalized terms used in the following preambles have the same meaning as defined in Section 1 of the Resolution unless the context requires otherwise.

WHEREAS, the Grantee is a political subdivision of the State, being a legally and regularly created, established, organized and existing incorporated municipality under the general laws of the State and more specifically, the Municipal Code, NMSA 1978, §§ 3-1-1 through 3-66-11, as amended; and

WHEREAS, the Grantee is qualified to receive the Planning Grant pursuant to the Finance Authority's Rules Governing the Local Government Planning Fund and NMSA 1978, § 6-21-6.4, as amended; and

WHEREAS, the Governing Body hereby determines that the Project may be financed with amounts granted pursuant to the Grant Agreement, that the Grant Amount, together with and other moneys available to the Grantee, is sufficient to complete the Project, and that it is in the best interest of the Grantee and the public it serves that the Grant Agreement be executed and delivered and that the funding of the Project take place by executing and delivering the Grant Agreement; and

WHEREAS, the Governing Body has determined that it may lawfully enter into the Grant Agreement, accept the Grant Amount and be bound to the obligations and by the restrictions thereunder; and

WHEREAS, the Grantee acknowledges and understands that the Planning Grant must be expended and a Planning Document must be completed within one (1) year from the Closing

Date, or the Grantee will forfeit the ability to draw Grant funds from the Local Government Planning Fund; and

WHEREAS, the Grant Agreement shall not constitute a general obligation of the Grantee or a debt of pledge of the faith and credit of the Grantee, the Finance Authority or the State; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Resolution and the form of the Grant Agreement which is incorporated by reference and made a part hereof; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use of the Grant Amount for the purposes described and according to the restrictions set forth in the Grant Agreement; and (ii) the authorization, execution and delivery of the Grant Agreement which are required to have been obtained by the date of this Resolution, have been obtained or are reasonably expected to be obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF LAS VEGAS. NEW MEXICO:

- **Section 1.** <u>Definitions.</u> All terms used herein have the same definition as contained in the draft Grant Agreement, dated May 25, 2018.
- **Section 2.** <u>Ratification</u>. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Grantee and officers of the Grantee, directed toward the Project and the execution and delivery of the Grant Agreement, shall be and the same hereby is ratified, approved and confirmed.
- **Section 3.** Authorization of the Project and the Grant Agreement. The Project and the method of funding the Project through execution and delivery of the Grant Agreement are hereby authorized and ordered. The Project is for the benefit and use of the Grantee and the public it serves.
- **Section 4.** <u>Findings.</u> The Governing Body on behalf of the Grantee hereby declares that it has considered all relevant information and data and hereby makes the following findings:
- A. The Project is needed to land use, housing, economic development and jobs.
- B. The costs of the Project are beyond the local control and resources of the Grantee.
- C. The Project and the execution and delivery of the Grant Agreement pursuant to the Act to provide funds for the financing of the Project are in the interest of the public health, safety and welfare of the public served by the Grantee.

Planning Grant Resolution Las Vegas, Grant No. 3656-PG

- D. The Grantee will perform (or cause to be performed) the Project with the proceeds of the Planning Grant, and will utilize the Project for the purposes set forth in the Grant Agreement.
- E. The Grantee will forfeit the Planning Grant if the Grantee fails to utilize the Grant Amount within one (1) year of the Closing Date.

## **Section 5.** Grant Agreement—Authorization and Detail.

- A. Authorization. This Resolution has been adopted by the affirmative vote of a majority of a quorum of the Governing Body. For the purpose of protecting the public health, conserving the property, and protecting the general welfare and prosperity of the public served by the Grantee and performing the Project, it is hereby declared necessary that the Grantee execute and deliver the Grant Agreement evidencing the Grantee's acceptance of the Grant Amount of Fifty Thousand Dollars (\$50,000) to be utilized solely for the Project and solely in the manner and according to the restrictions set forth in the Grant Agreement, the execution and delivery of which are hereby authorized. The Grantee shall use the proceeds of the Grant to finance the performance of the Project. The Project will be owned by the Grantee and will be utilized by the Grantee as set forth in the Grant Agreement.
- B. <u>Detail</u>. The Grant Agreement shall be in substantially the form of the Grant Agreement presented at the meeting of the Governing Body at which this Resolution was adopted. The Grant shall be in the amount of Fifty Thousand Dollars (\$50,000).
- Section 6. Approval of Grant Agreement. The form of the Grant Agreement as presented at the meeting of the Governing Body at which this Resolution was adopted is hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Grant Agreement with such changes, insertions, and deletions as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to affix the seal of the Grantee on the Grant Agreement and attest the same. The execution of the Grant Agreement shall be conclusive evidence of such approval.

## Section 7. <u>Disposition of Proceeds: Completion of Acquisition of the Project.</u>

- A. <u>Grant Account.</u> The Grantee hereby consents to creation of the Grant Account by the Finance Authority and approves of the deposit of the Grant Amount into the Grant Account. Until the Completion Date, the money in the Grant Account shall be used and paid out solely for the purpose of the Project in compliance with applicable law and the provisions of the Grant Agreement.
- B. <u>Completion of Acquisition of the Project</u>. The Grantee shall proceed to acquire and complete the Project with all due diligence. Upon the Completion Date, the Grantee shall execute a certificate substantially in the form attached as <u>Exhibit "C"</u> to the Grant Agreement stating that acquisition of and payment for the Project have been completed. As soon as practicable and, in any event, not more than sixty (60) days after the Completion Date, any

balance remaining in the Grant Account shall be transferred and returned to the Local Government Planning Grant Fund.

- C. <u>Finance Authority Not Responsible</u>. The Finance Authority shall in no manner be responsible for the application or disposal by the Grantee or by the officers of the Grantee of the funds derived from the Grant Agreement or of any other funds held by or made available to the Grantee's in connection with use of the Project.
- Section 8. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Resolution, the Grant Agreement, and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Resolution and the Grant Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Resolution and the Grant Agreement, including, but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Grant Agreement.
- **Section 9.** Amendment of Resolution. This Resolution after its adoption may be amended without receipt by the Grantee of any additional consideration, but only with the prior written consent of the Finance Authority.
- **Section 10.** Resolution Irrepealable. After the Grant Agreement has been executed and delivered, this Resolution shall be and remain irrepealable until all obligations of the Grantee under the Grant Agreement shall be fully discharged, as herein provided.
- Section 11. Severability Clause. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
- **Section 12.** Repealer Clause. All bylaws, orders, resolutions, ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.
- Section 13. Effective Date. Upon due adoption of this Resolution, it shall be recorded in the book of the Grantee kept for that purpose, authenticated by the signatures of the Mayor and City Clerk of the Grantee, and this Resolution shall be in full force and effect thereafter, in accordance with law; provided, however, that if recording is not required for the effectiveness of this Resolution, this Resolution shall be effective upon adoption of this Resolution by the Governing Body.

Planning Grant Resolution Las Vegas, Grant No. 3656- PG Section 14. Execution of Agreements. The City of Las Vegas through its Governing Body agrees to authorize and execute all such agreements with the Finance Authority as are necessary to consummate the Grant contemplated herein and consistent with the terms and conditions attached hereto.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY 2018.

CITY OF LAS VEGAS

Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

Cassandra Frezunez, City Olerk

[Remainder of page intentionally left blank.]

Governing Body Member Boban Casey then moved adoption of the foregoing Resolution, duly seconded by Governing Body Member Vacent Howell. The motion to adopt said Resolution, upon being put to a vote was passed and adopted on the following recorded vote: Councilor David G Romero Those Voting Aye: Councilor Vincent Howell Councilor Barbara Casey Councilor David A. Ulibari, Tr. Those Voting Nay: Those Absent: Fow (4) members of the Governing Body having voted in favor of said motion, the Mayor declared said motion carried and said Resolution adopted, whereupon the Mayor and the City Clerk signed the Resolution upon the records of the minutes of the Governing Body. After consideration of matters not relating to the Resolution, the meeting on motion duly made, seconded and carried, was adjourned. [Signature page follows.]

Planning Grant Resolution Las Vegas, Grant No. 3656- PG

## CITY OF LAS VEGAS

Smile Surule Surv Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

Cassandra Frezquez, City Clerk

[Remainder of page intentionally left blank.]

STATE OF NEW MEXICO ) ss.
COUNTY OF SAN MIGUEL )

- I, Cassandra Frezquez, the duly qualified and acting City Clerk of the City of Las Vegas (the "Grantee"), do hereby certify:
- I. The foregoing pages are a true, perfect, and complete copy of the record of the proceedings of the Board of Trustees of the Grantee constituting the Governing Body of the Grantee, had and taken at a duly called regular meeting held at Council Chambers, 1700 North Grand Ave., Las Vegas, New Mexico 87701, on May 16<sup>th</sup> at the hour of 6:00 p.m., insofar as the same relate to the adoption of Resolution No. 18-22 and the execution and delivery of the proposed Grant Agreement, a copy of which is set forth in the official records of the proceedings of the Governing Body kept in the offices of the Grantee. None of the action taken in the said proceedings has been rescinded, repealed or modified.
- 2. Said proceedings were duly had and taken as therein shown, the meeting therein was duly held, and the persons therein named were present at said meeting, as therein shown.
- 3. Notice of said meeting was given in compliance with the permitted methods of giving notice of regular meetings of the Governing Body as required by the State Open Meetings Act, NMSA 1978, § 10-15-1. as amended, including. Grantee's Open Meetings Resolution No. 18-01 dated January 17, 2018 and presently in effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of May 2018.

CITY OF LAS VEGAS

Cassandra Frezouez, City Clerk

[SEAL]

LAS VEGAS, NM

# CITY OF LAS VEGAS DOWNTOWN ACTION PLAN/METROPOLITAN REDEVELOPMENT AREA PLAN Ordinance No. 10-32

MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE NM METROPOLITAN REDEVELOPMENT CODE, AND APPROVING THE LAS VEGAS DOWNTOWN ACTION PLAN/METROPOLITAN REDEVELOPMENT AREA PLAN AND ESTABLISHING A TAX INCREMENT FINANCING DISTRICT.

WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determine the area to be a slum or a blighted area, or a combination thereof, and designated the area as appropriate for a metropolitan redevelopment plan.", and

WHEREAS, the City of Las Vegas ("City") and MainStreet Las Vegas, and their employees, have for some time engaged in a study of blighted areas within the Downtown, and have submitted their findings and recommendations concerning the area detailed in the Designation Report, which was approved by the City Council at the June 21, 2010 Council meeting as Resolution No. 1042; and

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the Council caused to be published in the Las Vegas Optic, a newspaper of general circulation, and a first class mailing to property owners within the Las Vegas Downtown Action Plan/Metropolitan Redevelopment Area Plan (the "MRA Plan"), a notice containing a general description of the proposed MRA Plan and the date, time and place where the Council will hold a public hearing to consider the adoption of this ordinance and announcing that any interested party may appear and speak to the issue of the adoption of this ordinance; and

WHEREAS, the area boundaries of the MRA Plan begin at the intersection of the Railroad tracks and east National Avenue, thence west along National Avenue, across Grand Avenue to the intersection of 5th street thence north on 5th street, to Columbia, thence west on Columbia to 6th street thence southeast on 6th street to the intersection of National St, thence west on National to the intersection of 8th street, thence south on 8th street to the intersection of Douglas Ave, thence west on Douglas Ave to the intersection of 12<sup>th</sup> street, thence northeast on 12th street to the intersection of National Street, thence northwest on National to the intersection of 11<sup>th</sup> street, thence northwest on 11<sup>th</sup> street to the midpoint of Columbia and National thence west to the intersection of 12<sup>th</sup> street, thence north on 12<sup>th</sup> street to the intersection of Columbia Street, thence west on Columbia Street along the Gallinas River, across the Gallinas River onto Valencia Street to the intersection of Hot Springs, thence south on Hot Springs to the Intersection of National, thence west on National to the intersection of New Mexico Avenue, thence south on New Mexico Ave to the intersection of Moreno St, thence northeast on Moreno St to the intersection of South Pacific St, thence south on South Pacific Street to the intersection of South Gonzales Street, thence north on South Gonzales Street adjoining Paseo de Las Escuelas thence crossing the Gallinas River than following along the Gallinas River to the Roundhouse, thence northeast following the railroad tracks till the end at the intersection of the railroad tracks and East National Ave begin at the intersection of the Railroad tracks and East National Avenue being the points of beginning; and

## BE IT RESOLVED BY THE COUNCIL,

- 1. The City Council, after having conducted a public hearing pursuant to the Code, adopts the Las Vegas Downtown Action Plan/Metropolitan Redevelopment Area Plan, as attached hereto and incorporated herein.
- 2: The MRA Plan is specifically included for purposes of Tax Increment Financing. This area is bounded by the boundaries of the MRA Plan that begin at the intersection of the Railroad tracks and east National Avenue, thence west along National Avenue, across Grand Avenue to the intersection of 5<sup>th</sup> street thence north on 5th street, to Columbia, thence west on Columbia to 6th street thence southeast on 6th street to the intersection of National St, thence west on National to the intersection of 8th street, thence south on 8th street to the intersection of Douglas Ave, thence west on Douglas Ave to the intersection of 12th street, thence northeast on 12th street to the intersection of National Street, thence northwest on National to the intersection of 11th street, thence northwest on 11th street to the midpoint of Columbia and National thence west to the intersection of 12th street, thence north on 12th street to the intersection of Columbia Street, thence west on Columbia Street along the Gallinas River, across the Gallinas River onto Valencia Street to the intersection of Hot Springs, thence south on Hot Springs to the Intersection of National, thence west on National to the intersection of New Mexico Avenue, thence south on New Mexico Ave to the intersection of Moreno St, thence northeast on Moreno St to the intersection of South Pacific St, thence south on South Pacific Street to the intersection of South Gonzales Street, thence north on South Gonzales Street adjoining Paseo de Las Escuelas thence crossing the Gallinas River than following along the Gallinas River to the Roundhouse, thence northeast following the railroad tracks till the end at the intersection of the railroad tracks and East National Ave begin at the intersection of the Railroad tracks and East National Avenue, being the points of beginning.
- 3: The City Council, after having conducted a public hearing pursuant to the Code, finds that:
  - A. The MRA Plan proposes activities for the redevelopment of the area that will aid in the elimination and prevention of slum and blight; and
  - B. The MRA Plan does not require the relocation of any families and individuals from their dwellings and a method for providing relocation assistance is not needed; and
  - C. The MRA Plan conforms to and complements the Las Vegas Comprehensive Plan; and
  - D. The MRA Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation for redevelopment of the Las Vegas Downtown area by private enterprise or persons, and the objectives of the MRA Plan justify the proposed activities as public purposes and needs.
- 4: The City shall support efforts to establish development projects intended to make the area more pedestrian friendly and mixed in income and use, thus affording the opportunity for locally-owned small businesses to establish themselves; the City shall also support community

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education activities that broaden the local knowledge base and invite members from outside the immediate area to take part in these community education activities.

- 5: The City shall support these programs in providing technical assistance to local committees interested in developing mixed-use, mixed-income housing programs, and by providing technical assistance to businesses within the MRA Plan for the purpose of obtaining funding for redevelopment activities, and providing guidance and technical assistance to businesses wishing to open, operate and/or expand within the MRA Plan.
- 6: All ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed; this repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.
- 7: If any section paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

City of Las Vegas

Mayor Alfonso E. Ortiz, Jr.

Casandra Fresquez, City Clerk

Reviewed and Approved as to Legal Sufficiency Only

Dave Romero Jr. Esq., City Attorney

## CITY OF LAS VEGAS

## Resolution No. 10-72

## A RESOLUTION ADOPTING THE LAS VEGAS DOWNTOWN ACTION PLAN

WHEREAS, the Las Vegas Downtown Action Plan is a planning project between the City of Las Vegas, Las Vegas MainStreet, Arts and Culture District/Las Vegas Steering Committee and New Mexico MainStreet; and

WHEREAS, on April 7,2010 Mayor Alfonso E. Ortiz Jr. appointed members of the community to the Downtown Revitalization Committee to assist in the planning of the Las Vegas Downtown Action Plan; and

WHEREAS, the Downtown Revitalization Committee recommended adoption of the Las Vegas Downtown Action Plan; and

WHEREAS, citizens participated in 5 public input meetings including a two-day charrette involving more than 70 citizens and business owners; and

WHEREAS, on June 22,2010 a community open house was held to present a draft of the Las Vegas Downtown Action Plan and to identify priority projects; and

WHEREAS, the Las Vegas Downtown Action Plan has identified priority projects for the revitalization of the Downtown area; and

WHEREAS, through the Las Vegas Downtown Action Plan, a Metropolitan Redevelopment Area has been designated.

BE IT RESOLVED BY THE COUNCIL, that the Governing Body:

- 1. Hereby adopts the Las Vegas Downtown Action Plan shown in Attachment A.
- 2. Finds that the adoption of the Las Vegas Downtown Action Plan is necessary for the rehabilitation, conservation, redevelopment, and development of the Downtown area.

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3. Recognizes that if any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The City Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

15 DAY OF Soplember 2010 DONE THIS

REVIEWED AND APPROVED AS TO FORM

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# INTRODUCTION PROJECT PROCESS & COMMUNITY VISION



# INTRODUCTION

# Project History

In 2017, The City of Las Vegas, New Mexico and MainStreet de Las Vegas contracted with Architectural Research Consultants, Incorporated (ARC) to develop the Las Vegas Downtown Metropolitan Redevelopment Area (MRA) Plan. This document builds upon and updates the Las Vegas Downtown Action Plan published in 2009.

This report documents existing conditions, establishes a vision for the future of downtown Las Vegas, proposes projects and policies to achieve that vision, and identifies potential funding streams for implementing those recommendations.

The plan considers the physical, social, economic, cultural, and natural assets of Las Vegas, and strives to leverage those qualities to promote economic development, improve the quality of life, and preserve the unique character of the city of Las Vegas' unique downtown area.

# Metropolitan Redevelopment Areas

New Mexico state statute 3-60A empowers municipalities to establish "Metropolitan Redevelopment Areas" or MRAs in downtown areas suffering from blight, physical and economic deterioration, and/ or facility underutilization. The statute grants municipal bodies the ability to implement certain activities within these areas that can stimulate economic development, including:

- Land and building acquisition
- Adaptive reuse or demolition
- Rezoning and modification of zoning regulations

- Transportation improvements
- Community facilities
- Housing projects

In June of 2010, the Las Vegas City Council approved the Las Vegas Downtown Metropolitan Redevelopment Area Designation Report, which identified a specific boundary in the core of the city, shown in Exhibit 1-1. This geographic area marks the limits of this project's scope.

Designating an MRA provides the City with various tools to promote economic development, including:

- Entering into public-private partnerships, such as a development agreement
- Funding projects through revenue bonds
- Acquiring funding through Community Development Block Grants and other state and federal sources
- Implementing Tax Increment Financing (TIF) districts
- Employing the Local Economic Development Act (LEDA)

(See Chapter 7 - Implementation for a complete discussion of funding options.)

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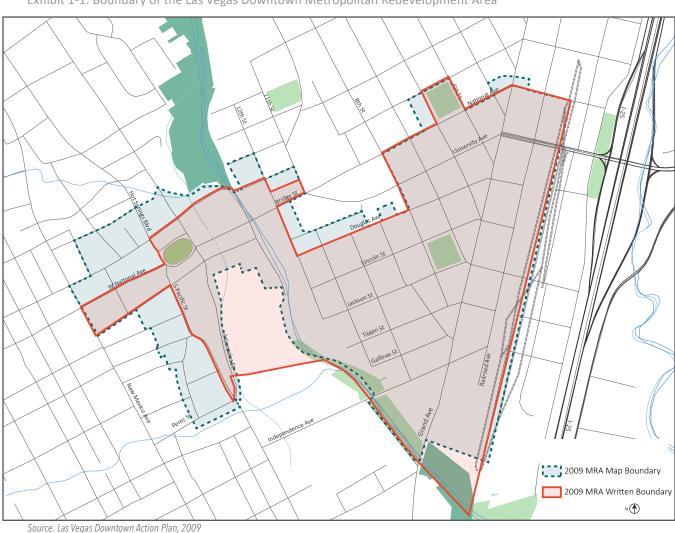


Exhibit 1-1: Boundary of the Las Vegas Downtown Metropolitan Redevelopment Area

Note: In the 2009 Las Vegas MRA Downtown Action Plan, the legal description of the MRA boundaries did not correspond with the graphic map of the boundaries. In this update, we are basing borders on the 2009 legal description of the MRA boundaries.

# PROJECT PROCESS

The project process consists of four main tasks:

- Existing Conditions: gathering and analyzing data about the current urban fabric of the MRA, including zoning and land use, housing stock, socio-economic conditions, an inventory of cultural assets, and other relevant information
- Visioning: establishing a vision for the future of downtown Las Vegas, based on community and stakeholder input
- Implementation: based on community input, identifying and prioritizing potential projects, policies, processes, and other strategies to bridge the gap between the present condition and the desired future state. Prioritization is based on the importance of the project to the community, the project's potential for catalytic change, and the feasibility of the project given the resources available to the community.
- Funding sources: listing potential funding sources to implement the projects, based on project schedules, prioritization, and likelihood of securing funding

# Community Participation

Architectural Research Consultants, Incorporated prides itself on adhering to a community-driven planning process. The recommendations and strategies outlined in this document arise from the voices of community members, local organizations, small businesses, institutions, and government entities.

City employees established a steering committee to work with planners to drive the project process, ensure compliance with MRA requirements, and execute the planning

contract. The steering committee consisted of representatives from several City of Las Vegas departments including Planning and Zoning, Transportation, and Community Development, as well as MainStreet de Las Vegas.

# Focus Groups

As part of the public outreach process, ARC conducted a series of public visioning workshops with various stakeholder groups to document their goals and the struggles they faced, and to glean any information that would be useful to the plan.

- On January 19, 2018, the steering committee met with educational institutions: West Las Vegas Schools, United World College, and New Mexico Highlands University. Las Vegas City Schools was invited to attend.
- On January 26, 2018, the planning team met with a variety of nongovernmental organizations and community groups, including the Las Vegas Tree Board, Gallinas River Park Collaborative, MainStreet de Las Vegas, Las Vegas First Independent Business Alliance, Las Vegas Rotary Club, Las Vegas Arts Council, Animal Welfare Coalition of Northeastern New Mexico, Kiwanis Club, Hermit's Peak Watershed Alliance, Citizens Committee for Historic Preservation, Casa de Cultura, and Luna Community College.
- On February 12th, 2018, the planning team held a workshop with community youth and young leaders. Students from both high schools received personal invitations.
- On February 15, 2018, the planning team attended a meeting of the Las Vegas First Independent Business Alliance, and met with small business owners.

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## Exhibit 1-2: Design Charrette

Held at the Plaza Hotel Library on Friday, February 23 and Saturday, February 24., 2018

Clockwise from the right: The Library Room, community voting on projects and policy, writing in potential projects, presenting the plan to the community.









# Additional Outreach

On February 20, 2018, ARC conducted an interview with radio personality J.P. Baca during the Over the Back Fence program on local radio station KFUN (AM 1230).

On February 21, 2018, ARC presented its initial findings to the Mayor and City Councilors at a City Council meeting.

Both opportunities also served to promote the public workshop, which took place later that week.

# Public Workshop

Based on community input and comparing existing conditions to the desired future state of the MRA, ARC developed a list of recommended projects and policy changes, and presented these recommendations during an intensive two-day public workshop on February 23 and 24, 2018, at the Plaza Hotel. Using an open-house format for the event, ARC provided a series of activities to solicit feedback from participants about the project area: strengths and weaknesses, opportunities, gaps in the services and businesses offered.

Using colored sticky tabs, participants "voted" on policies and projects that resonated with them, and wrote down new ideas for projects and policies on blank sheets of paper.

Based on these recommendations, the planning team made a final presentation to the public on the afternoon of Saturday, February 24 at Charlie's Spic & Span, a local bakery and restaurant.

Based on the information that ARC gathered from our public outreach efforts, planners developed a series of vision statements, found in the "Community Vision" section of this chapter.

# Steering Committee

In fall 2017, the City of Las Vegas staff formed a steering committee to guide the plan process. The steering committee consisted of a range of city staff and the MainStreet de Las Vegas director.

The steering committee guided the plan process by:

- Designating focus groups and invitees
- Designating the public role and timing of public input and design workshop
- Identifying potential priority projects, issues and opportunities, and goals
- Outlining public capacity and capability
- Guiding the plan through City Council workshops and approval

The steering committee convened on the following dates:

- October 20, 2017
- November 16, 2017
- January 19, 2018
- February 12, 2018

Over the course of these meetings, planners developed a series of slides that illustrated the process as it evolved. The slides are included in the Appendix of this document, along with sign-in sheets from the meetings.

# Priority Projects

A master plan and priority projects were developed based on public input and vetted for feasibility and impact by the planning team. An outline of those projects is contained in this chapter with detailed project descriptions and implementation instructions in chapter 6 of this plan.

# APPROVAL AND ADOPTION

The planning team submitted the draft Metropolitan Redevelopment Area Plan Update for review by MainStreet de Las Vegas, the Historic Preservation Division of the New Mexico Department of Cultural Affairs, and New Mexico Department of Transportation - District 4, New Mexico Finance Authority, and the City of Las Vegas on April 13, 2018.

ARC submitted a final draft of the plan to the City of Las Vegas for review and approval on May 9, 2018.

Las Vegas City Council approved the plan on May 16, 2018.

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# COMMUNITY VISION

The community vision, established through extensive public involvement, drives all plan recommendations, with the goal of preserving and protecting the many assets of downtown Las Vegas, including its rich history, while fueling future growth and development to improve the lives of residents and the experience of visitors.

The plan vision is outlined in the following priority goals:

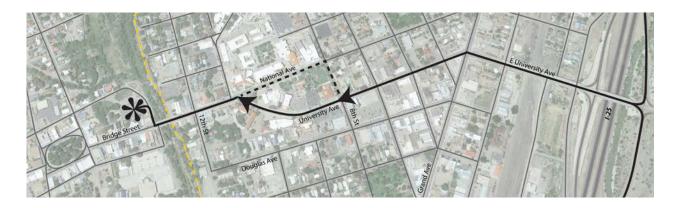
## **Priority Goals**

- Improve circulation and wayfinding for drivers, pedestrians, and other modalities
  - Convert University Ave. to a two-way street between 8th St. and 11th St.
  - Install wayfinding signs throughout the city, beginning with downtown
  - Improve the safety of pedestrians by improving and adding street crossings and walking trails
- Preserve and protect historic assets in downtown Las Vegas
  - Stabilize threatened historic buildings until they can be restored at a future date
  - Resume community efforts to nominate and list historic properties
  - Identify funding to restore and preserve historic properties
- Preserve and protect natural assets, including urban trees and the Gallinas River and bosque
  - Control storm water runoff in an ecologically appropriate manner
  - Continue restoration efforts in the Gallinas River and bosque
  - Invest in and promote outdoor recreational opportunities
  - Maintain urban canopy and replace aging trees regularly
  - Improve visibility and access to the river walk and bosque, and develop additional attractions highlighting nature and history
- Continue work to beautify downtown Las Vegas, including installing more street trees, lighting, benches, landscaping, and textured walkways
  - Install gateways at the entrances to downtown and the plaza
- Promote historical, cultural, and artistic assets, events, and destinations in Las Vegas
  - Centralize promotion efforts to facilitate access by residents and visitors
- Attract and retain young entrepreneurs and innovators
  - Improve entrepreneurial outreach and assistance
  - Capitalize on national economic trends towards maker spaces, pop-ups, DIY and mobile business models
- Improve recreational opportunities in the MRA, including developing a skate park and a playground

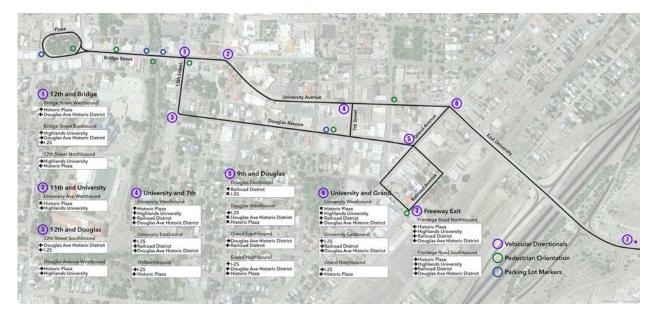
# MASTER PLAN PRIORITY PROJECTS OUTLINE

# Wayfinding and Circulation

Work with Highlands University to open two-way traffic on University Ave. between 8th St. and 11th St. to funnel traffic downtown and improve pedestrian safety on National Ave.



Implement wayfinding plan, install signage, and plan future wayfinding phases to include all of Las Vegas.



# Tax Increment Financing (TIF) District Implementation

Implement TIF (adopted with the 2009 MRA Plan) before the Castañeda Hotel opens by adopting a TIF ordinance that sets start and end dates. Request that the County Assessor establish baseline property values in the district and set up a separate TIF account.

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## Gallinas River

Continue to expand and improve the Gallinas River Walk and park by supporting Hermit's Peak Watershed Alliance/ Gallinas River Park Collaborative efforts. expanding recreational opportunities, improving trail amenities, and improving connections to Highlands and other city paths and trails.



## Historic Assets

Protect historic assets in Las Vegas by expanding the Historic Cultural Overlay Zone. Promote historic preservation by supporting community efforts and property owners, and acting preemptively when necessary to protect essential historic assets.



# Economic Development

Promote downtown Las Vegas as a business opportunity by identifying Local Economic Development Act (LEDA) incentives and employing TIF funds to assist in economic development projects; supporting business incubators, maker spaces, and artisanal crafts; and encouraging local entrepreneurs to start businesses.

# Public Service Company of N.M. (PNM) Building

Support exchanging a City-owned property for PNM's historic facility on Railroad Ave. Conduct studies to assess the facility's condition and determine the highest and best use of the historic building as an anchor for the Railroad District. The City should hold the deed for future commercial development, possibly as part of a future public/ private enterprise. Consider developing the truck bay at the PNM building as a festival / market grounds.



## Beautification

Continue work to beautify Downtown Las Vegas by installing and maintaining street trees and planters, and improving and expanding lighting, landscaping, and sidewalks.

Support the Great Blocks on Railroad District project at the intersection of Lincoln Ave. and Railroad Ave.; prioritize projects that improve walkability and encourage pedestrian activity; support public art projects; and develop a street tree plan.

Potential beautification of Plaza island and repurposing of existing gateway sign





# Pedestrian Safety & Access

Improve pedestrian safety and access downtown by installing "yield-to-pedestrians" signs in the center lane on Bridge St. at crosswalks; requesting that NMDOT conduct a study to determine the feasibility of installing a crosswalk on Grand at Lincoln Ave.; and expanding walking and multi-modal trails.

## Promotion

Expand efforts to promote Las Vegas and the MRA area by developing an events calendar and attractions map that include historic and film walking tours; maintaining social media presence; continuing working with NMED and others; and considering developing a film museum.

# Arts & Culture

Support local artists and artisans, and arts and culture community groups. Work with the arts community to expand and promote arts, cultural events and attractions.

# Recreation

Expand and improve recreational opportunities downtown, including developing a playground and a skate park. Conduct a site selection study to determine the best location for a skate park.

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# Transportation

Expand transportation options and improve the City's capacity to implement transportation projects by establishing a trolley route between the Plaza and Railroad Districts; working with area institutions to expand public transportation options; and conducting an audit of City-owned streets.

# Vacant Buildings

Minimize the prevalence of vacant buildings in the MRA by establishing incentives and disincentives; prioritizing adaptive reuse over demolition when possible; and working with property owners. Promote vacant downtown buildings to nonprofit organizations.

# Permitting

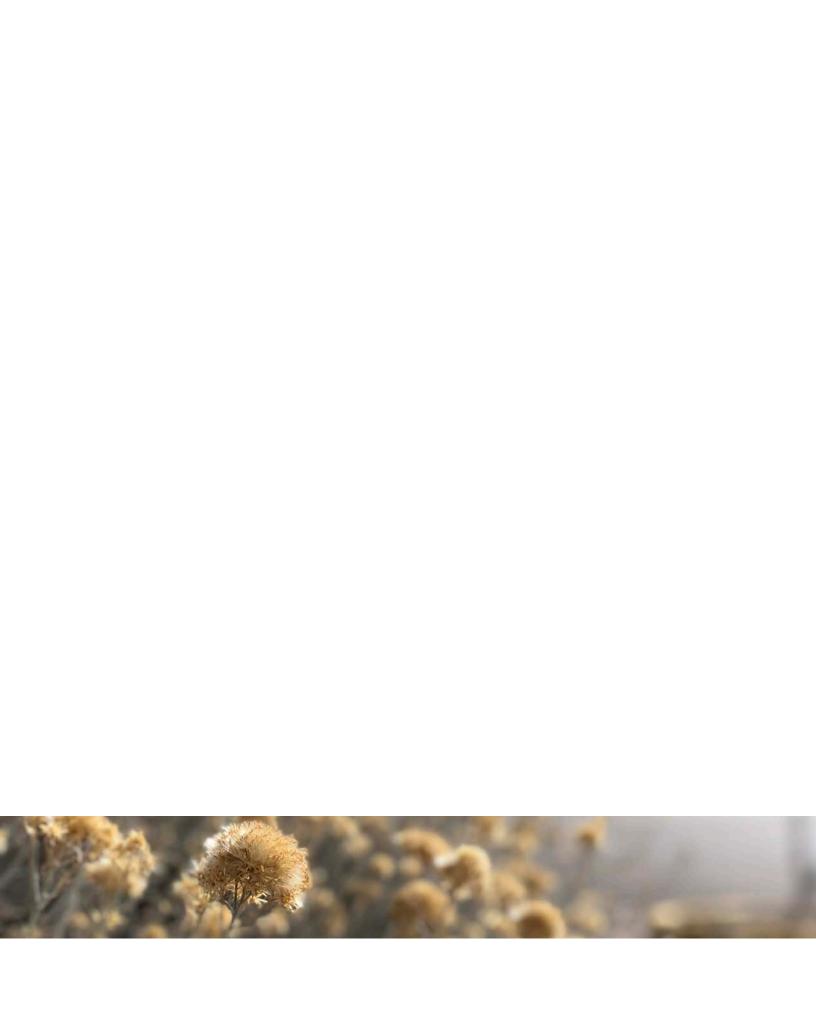
Develop zoning and permitting tools that incentivize development by reconsidering parking requirements in commercial downtown and working to streamline the building permitting process, including considering the hiring of a city building inspector.

# Housing

Improve the availability and variety of housing in the MRA by supporting mixed-use and infill development, and identifying resources and incentives to promote housing development.

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# PLANNING CONTEXT PLANS AND PROJECTS



# PLANNING CONTEXT

Note: This section contains some material adapted from the 2009 Las Vegas Downtown Action Plan (adopted in December of 2010).

In the development of the Las Vegas Metropolitan Redevelopment Area Plan Update, planners considered previous and current city plans, policies, codes and programs. This subsection identifies and summarizes plans and related policies. public projects, and codes that impact the Metropolitan Redevelopment Area (MRA) Vision Statement and Goals. As planners gather new information or identify new goals and objectives, further research on the planning framework may be necessary. The goals identified in the various plans, the projects, policies and codes, and many of the strategies provide important support for the MRA vision and goals, and sound direction for achieving them.

# MainStreet de Las Vegas

The City of Las Vegas became a certified MainStreet community with the New Mexico MainStreet Program in 2005. This certification allowed the MainStreet de Las Vegas organization to access resources and technical assistance from the State of New Mexico. The MainStreet Las Vegas District is a corridor comprised of the Old Plaza area, Bridge St., a segment of 12th St. to Douglas Ave. and the segment of Grand Ave. between University and Tilden and East Lincoln to the historic Railroad Depot. As the adjacent exhibit shows, this 1.2-mile corridor encompasses many of the historic architectural treasures of Las Vegas, as well as the historic commercial center of the city.

# Las Vegas Arts & Cultural District

Over the last decade, downtown Las Vegas has been through several planning efforts. Most recently, during 2008 and 2009, the downtown area was the focus of the New Mexico MainStreet Arts & Cultural District Cultural Plan and the Strategic Plan for an Arts & Culture Environment (SPACE). As a result of these planning efforts, Las Vegas was one of two New Mexico municipalities approved as pilot cities under the New Mexico Arts & Cultural District Act. The act promotes implementation of a "...cohesive strategy with place-based arts and culture as an economic niche." Its intent is the enhancement of economies through local and state partnerships offering incentives and expertise necessary for the development of sustainable Arts & Cultural Districts.

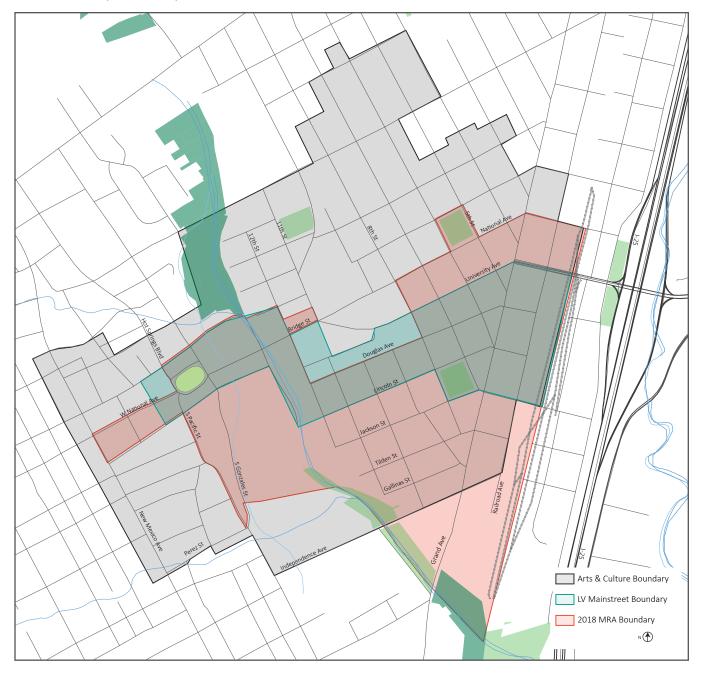
# **Key Findings and Recommendations Relevant to the MRA:**

#### Strategies:

- Preserve, protect and promote our multiplicity of authentic cultural and artistic traditions
- Celebrate the various histories and peoples of Las Vegas and the surrounding region
- Build bridges between east and west, sacred and secular, traditional and contemporary, past and future
- Develop rich artistic, cultural and economic opportunities for Las Vegas and its residents
- Put Las Vegas on the map as a unique American cultural treasure

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Exhibit 2-1: MRA, MainStreet, and ACD Boundaries



#### Approaches and Tactics:

- Provide affordable physical and digital infrastructure to the local creative community
- Identify and implement working space and opportunities for exhibiting and/or performing work
- Develop an enterprise-zone style/general business environment

- Encourage and enable local property ownership
- Develop infrastructure
- Develop physical Infrastructure
- Initiate adaptive-reuse building renovations to create residential artist lofts
- Invest in the development of individual and co-op art studios

#### Funding mechanisms:

 Institute measures such as a Local Option Gross Receipts Tax increment (LOGRT) to support the district's development, a doubling of the state tax credit for rehabilitation of historic structures, and Quality of Life Tax to fund the district's ongoing operations.

#### **Current Operations and Incentives**

In the intervening years since the district's formation, state funding was not allocated. The program operated under MainStreet de Las Vegas for a time, but was transferred and now operates under the umbrella of the Las Vegas Arts Council.

The state statute currently provides the following incentives to help investors and local municipalities conserve, grow and revitalize the economy of their Arts & Cultural Districts (ACDs).

- Doubling of state historic district tax credits for eligible properties within the Arts & Cultural District
- Access to municipal gross receipts taxes set aside for economic development projects through the state's Local Economic Development Act (LEDA)
- An ACD infrastructure fund for capital outlay and grant funds for infrastructure
- Technical assistance and services from cooperating partners in the state ACD Council
- Participation in the cultural and heritage Tourism Marketing program

# New Mexico Highlands University Campus Master Plan Update

In 2017, NMHU updated their master plan. The plan update identified several priorities in line with the goals and priorities identified in this plan, including improving pedestrian safety and improving connections between campus and the Gallinas River Walk.

#### **Relevant Goals and Objectives:**

- Objective 2.1 Minimize the use of vehicles at the campus core, reduce the number of conflict areas between vehicles and pedestrians, and provide clear orientation to campus visitors.
- Objective 2.2 Enhance the visibility and activity associated with important destination building entries and open spaces through the thoughtful design of outdoor spaces.
- Objective 2.3 Organize campus land use and pedestrian movement to create nodes of activity linked through a hierarchical network of pedestrian walkways to provide efficient pedestrian movement across campus and discourage cross-campus automobile use.

Exhibit 2-2: River Walk Access Point at Media Arts Building, NMHU



Source: NMHU Master Plan Update, 2017

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- Objective 3.3 Create a visitor and admissions "front door" to welcome visiting students and guests with prominent and accessible pathways.
- Goal 4 To promote the historic, cultural, economic and social aspirations of the community through the collaboration with civic improvement enterprises and the encouragement of economic vitality to enhance both the University and the community
- Objective 4.1 Enhance the physical and perceptual connections from campus to adjacent community centers of activity, including Douglas Ave., Bridge St., and Gallinas River recreational corridor.

# City of Las Vegas Comprehensive Master Plan Update

In 2011, the City of Las Vegas adopted the City of Las Vegas Comprehensive Master Plan Update. The update covered the following topics: land use, economic development, transportation and storm water, utilities, facilities and parks, greenhouse gas emissions, and hazards mitigation.

#### Relevant goals and policies overview:

- Promote infill development and mixeduse housing, especially in transitional areas
- Expand and update historic designations, districts, and overlay zones
- Promote Las Vegas assets
- Expand and develop amenities and attractions, especially businesses that stem economic leakage
- Improve and expand the Gallinas River
   Walk and continue working to improve its

- ecology and water quality
- Improve and promote the arts and recreation in Las Vegas
- Support and pursue plans outlined in the 2009 Downtown Action Plan
- Use economic development tools such as LEDA to support economic development projects
- Provide wayfinding signage to the downtown and improve streetscaping
- Acquire and use unused historic buildings for municipal purposes when possible
- Improve and expand the quality and availability of city parks

# Affordable Housing Plan

In 2012, the City of Las Vegas adopted the Affordable Housing Plan. The purpose of an affordable housing plan is to identify the existing and projected future housing needs of a community, and coordinate activities involving housing, economic development and other subjects. Affordable housing plans establish long-range priorities, goals and policies to guide efforts and assist in coordination of various private and nonprofit entities that provide housing.

#### Relevant Recommendations:

(Note: the plan is six years old and City priorities may have shifted.)

- Promote mixed income/tenure and live/ work development
- Develop a pilot green project
- Employ incentives to promote housing development, e.g., donate land, infrastructure and other public facilities, waive development fees, establish density bonuses, offer discounted or free land, streamline regulatory review

# Great Blocks on Railroad Project Plans

MainStreet de Las Vegas applied for and received \$70,000 from the New Mexico Economic Development Department for construction-ready plans for three blocks of Railroad Ave. and Fast Lincoln Ave. to include infrastructure, utilities, lighting, parking and street furniture. The City of Las Vegas contracted with Sites Southwest to develop the plans which belong to the City of Las Vegas. MainStreet is currently researching federal and state funding opportunities for the \$2 million project to coincide with the Castañeda renovation. Additional investment and developments in the Railroad District will add weight to funding applications and improve the possibility for this important project to move forward.

This project would vastly improve the attractiveness of the Railroad District and would likely spur private development and investment, which often follows public investment projects, especially such dramatic streetscape improvements.

Applications for funding may require a letter of commitment from the City of Las Vegas to match and administer funds.

Exhibit 2-3: Great Blocks Project Conceptual Plan



Source: Great Blocks on MainStreet Conceptual Plan

# Gallinas River Park / River Walk

The Hermit's Peak Watershed Alliance (HPWA) and the Gallinas River Park
Collaborative (GRPC) which consists of many community, municipal and institutional partners, including the City of Las Vegas and San Miguel County, continues work to improve ecological conditions in the Gallinas River, and develop and improve the pedestrian amenities along the River Walk. The ultimate goal of the project is to expand the River Walk to connect the Las Vegas National Wildlife Refuge, 6 miles southeast of Las Vegas, to Montezuma, north of the city.

Currently, the HPWA is working with a New Mexico Environment Department River Stewardship Program on river restoration between Bridge and Prince Streets.

The next steps are:

- Promote and build support for the project
- Obtain funding for pedestrian and park amenities between Bridge and Prince Streets (~\$250,000)
- Design and build pedestrian amenities
- Obtain funding for river restoration of the lower third of the Bridge and Prince Streets project
- Develop a concept plan for the entire project and identify the next priority area

#### **Common Goals and Plans**

The HPWA/GRPC dreams and plans for revitalization of the Gallinas River Park include many ideas also expressed by participants in the MRA public process, including:

Install climbing walls/playscapes with boulders and logs

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- Install public art (HPWA is working with the New Mexico Highlands University [NMHU] Department of Visual and Performing Arts to add a sculpture path in the GRP)
- Develop an outside theater/performance area and outdoor easels to encourage painting
- Design the trail with multiple modes of transportation in mind (bikes, skateboards, walking, running, horseback riding, wheel chairs)
- Locate a skateboard park in the downtown area next to the GRP, possibly at the city parking lot on the east side

- of the GRP trail and just to the north of Bridge Street
- Include community gardens/orchards in the GRP design. HPWA has discussed with private property owners the possibility of locating them to the northwest of the bridge on Bridge St.
- Include recreation like urban fishing and birding

The Gallinas River restoration, river walk, and river park garnered extremely widespread and enthusiastic support from the public, community groups, institutions and officials during the MRA Plan Update process.

Exhibit 2-4: Gallinas River Park Conceptual Vision



Source: Gallinas River Park Collaborative

# RECENT & UPCOMING PROJECTS

Grand Ave. Street Improvements (New Mexico Department of Transportation [NMDOT])

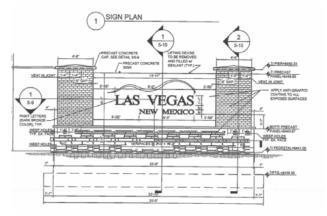
Grand Ave.: I-25 south exit to Tilden St.

Expected completion: 2020

This \$10.6 million project will stretch from I-25 exit 323 (south exit) to Tilden St. NMDOT is nearing the end of construction drawings. Work is expected to start in 2018, and complete in 2020. The project will include the following:

- Major rehabilitation of the street with new sidewalks
- Lighting from the Gallinas Bridge north will be ornamental, matching the lighting installed on the project from Tilden North. Lighting from the bridge south will be the standard roadway lighting. All lighting installed on the project will be LED.
- The project will place a new storm drain, but will not address the other utilities (water, sanitary sewer) on the corridor
- A 10-foot-wide multi-use path on the east side of the street
- Medians with left-turn bays
- Landscaping: some areas in the medians, wider and typically mid-block, will have landscaping
- Gateway signage at the south end of the route, on Grand Ave. and Dee Bibb Industrial Dr.

The project will eventually interconnect with



Source: NMDOT Grand Ave. Project Drawings

Exhibit 2-5: NMDOT Gateway Design for S. Grand Ave.

the bike trails along the Gallinas River, on Mills Ave., and on County Road 65, although it will need additional connections provided by the City.

NMDOT recommends that the City develop a bicycle and pedestrian plan for the city and continue to coordinate projects with NMDOT.

#### The Castañeda Hotel Restoration

#### Railroad Ave.

#### Expected completion: Summer 2019

Long considered the architectural "crown jewel" of Las Vegas, the former Harvey House was empty for years. It is currently undergoing restoration work and the project is expected to be complete in summer 2019.

The restoration includes complete historic restoration and modernization, converting the hotel's original 40 shared-bathroom rooms into 20 to 25 modern rooms with private bathrooms. The hotel will also feature a restaurant and bar to be operated by the CEO of The Range Cafe of Albuquerque and Bernalillo.

MainStreet de Las Vegas assisted in the application for a Certified Local Government (CLG) grant which helped to fund, a feasibility analysis for the project.

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#### **Rawlins Building Restoration**

#### Railroad Ave.

#### Ongoing

The Rawlins Building served as a dorm for the Castañeda's "Harvey Girls" and is located across Railroad Ave. from the historic hotel. It is currently undergoing restoration and is planned to become a mixed-use building with two retail spaces on ground level and three residential apartments upstairs.

The Rawlins Building project also benefited from the same CLG grant awarded to the Castañeda for feasibility analysis, including stabilization and structural cost, environmental study and CAD drawings of the existing floor plan and schematic drawings for reuse.

# E. Romero Firehouse and Museum Restoration

#### **Bridge Street**

#### Nearing completion

With help from a \$75,000 MainStreet capital outlay award, the state's oldest fire station, the E. Romero Hose & Fire Co.. has been

Exhibit 2-6: The Castañeda Hotel

renovated for use as a fire truck museum with public restroom. It has the only public restroom in the Plaza area and although it will not meet all the public restroom needs for the area, especially during events, it is a valuable and much needed addition.

The Acequia Madre runs directly under the station. To honor the local culture and educate the public about local agricultural traditions, the building is slated to become a fire truck and acequia museum.

MainStreet de las Vegas recently applied for and conducted a public voting campaign to win a \$150,000 award in a national competition sponsored by the National Trust for Historic Preservation and American Express to build the E. Romero Hose & Fire Co. and Acequia Museum. The museum will be an important complement to the Las Vegas Rough Rider Museum on Mills Ave. and the Citizens' Committee for Historic Preservation exhibit space and museum just across Bridge St.

The City and MainStreet are currently developing the upper level as Fire Department offices.



Source: Castañeda Hotel Facebook Page (https://www.facebook.com/CastanedaHotel/)

#### Skillet Restaurant Restoration

#### 12th St.

#### Completed: 2018

The Skillet owners renovated the historic Taichert Warehouse into a full service restaurant and bar. After operating as a food truck since 2014, The Skillet reopened in 2017 in the new brick-and-mortar location year round.

The restaurant features local art, serves tacos and burritos, and often showcases local and touring musicians.

The renovated historic Taichert Warehouse is a stone building on 12th Street that abuts the Gallinas River Park to the back, and owners plan to open an outdoor space that engages the riverwalk and park in summer. This space is the first move towards reorienting riverfronting properties towards the river, as envisioned in the 2009 MRA plan.

# Trolley Building Media Arts Restoration, NMHU

#### 12th Street at San Francisco Ave.

#### Completed: 2017

This \$8 million restoration houses NMHU Media Arts & Technology Department.

Exhibit 2-7: NMHU Media Arts Building



Source: NMHU Hot News, 4/26/2017

Exhibit 2-8: The Skillet



Source: www.giantskillet.com

It features three classroom labs, each equipped with 17 computer workstations with the latest design and multimedia software, along with 79-inch monitors with ultra high-definition 3-D printers and a large-scale laser cutter, and a modern television studio for creating videos with a special effects labs for studio photography and audio mixing. The facility also features an electronics maker space, an extensive equipment library that gives students access to the latest digital photography and video equipment and a two-story studio for graduate student work and research projects. Gallery space in the lobby can exhibit student work and community art.

The building defines the northern edge of the MRA and can serve as an important link between campus and the river walk. The

2-10 LAS VEGAS, NM PLANNING CONTEXT

connection would require removing fencing and developing a path, but NMHU has expressed interest in building the connection.

The connection could also serve the **Outdoor Recreation Center at Highlands**, two blocks to the south on 11th St., which opened in 2016 and offers students access at no cost to recreational equipment including bikes, fishing gear, paddle boards and kayaks.

# Railroad Depot Welcoming Center Restoration

#### Railroad Ave.

#### Completed: 2000

In 2000, the city accessed state, federal, and private funding sources to complete a \$1.2 million restoration of the historic Las Vegas Railroad Depot as a visitor's center, waiting room, meeting room, and community offices including MainStreet de Las Vegas. The depot was built in 1899, and is a two-story brick station building designed in the Spanish Mission style.

The depot serves as an important "front door" to Las Vegas for train travelers, a dignified hub for the public in the Railroad district, and an important resource for all visitors seeking information or directions.

# JC's New York Pizza Department and Bowling Alley Restoration

#### Bridge St./ Plaza

#### Completed: 2016

JC's Pizza originally opened on Bridge St., but recently moved into a renovated historic building on the Plaza and added a two-lane bowling alley to the space.

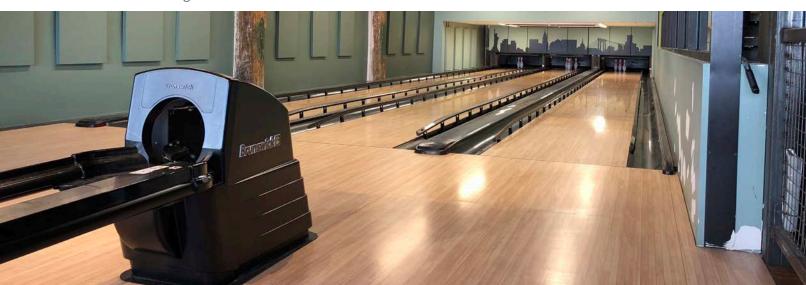
The pizzeria's former location on Bridge St. now houses B3 BBQ, Burgers, and Beer. The two developments expand restaurant and recreation options and improve night life in the MRA, while preserving important historic buildings and creating jobs.

#### **Carnegie Library Restoration work**

#### National Ave.

#### Completed: 2017

In 2017, MainStreet de Las Vegas organized a fundraising gala to support dentil molding restoration on the original Andrew Carnegie Library which was built in 1904 and still serves as a community library. Restoration was completed and the gala saw significant attendance and support.



Bowling Alley at JC's NYPD Pizza. ARC photo..

#### **Indigo Theatre Remodel**

#### Bridge St.

#### Completed: 2015

After several years with no movie theatre in Las Vegas, the Indigo Theatre opened on Bridge Street in 2015. The theatre is housed in a completely remodeled, historic two-story brick building on Bridge St. The theatre seats 50 and shows first-run movies.

# Old City Hall, condition assessment 6th St. at National Ave.

#### Scheduled: 2018

The City of Las Vegas applied for and was awarded a \$50,000 CLG grant to investigate structural problems at the Old City Hall Building. This multiphase project includes condition assessment, emergency stabilization, and renovation. The grant was recently executed and the City will now begin the procurement process to start the project.

The building is an important historic asset, but faces some serious condition issues. Currently, the Fire Department houses trucks in the bays on the ground level, but some day, the City would like to house other municipal services there.

#### El Fidel Hotel Remodel

#### Douglas Ave. at Mills Ave.

#### Planned: 2018

In 2016 a new owner purchased the El Fidel, a 34-room hotel with apartments, a restaurant with beer and wine license, retail space and office space. The owner is remodeling the space to open a sushi restaurant, a fine dining restaurant, a coffee bar, a pub, and a health cafe, and is renovating the existing ballroom and events space.

The pub space, formerly the "Wolf's Den" has been found to have vaulted ceilings along what were once "gentlemen's walkways," very similar to the Castañeda courtyard.

The hotel had served as a long-term stay establishment in recent years, adding to rental availability in the MRA but detracting from potential overnight visitor options in the Las Vegas downtown. It is the only hotel in the center of the MRA and when the Castañeda opens, all three MRA districts will boast a historic hotel experience with modern renovations.



Mural along Gallinas Riverwalk. ARC photo.

# Completed Priority Projects, 2009 MRA Downtown Action Plan

The City has completed an impressive number of projects identified as priority projects in the 2009 Las Vegas Downtown Action Plan, a Metropolitan Redevelopment Area Plan.

#### Valencia St. Parking Lot

This paved public parking lot is located north of Bridge St. behind the retail corridor. Its connection for vehicles is on Valencia St. and for pedestrians through a breezeway on Bridge St. Original conceptual plans called for shade structures, which were not built, but the paved lot serves customers destined for the Plaza and Bridge St. and helps meet parking requirements for businesses in the area.

#### **Bridge St. Breezeway**

The breezeway provides a pedestrian connection between the Valencia St. Parking Lot and Bridge St. It has featured informational signage in the past and could be a priority location for wayfinding and other informational signage in the future.

#### **City Police Building Renovation**

The Las Vegas City Police building on the western side of the Plaza has been renovated. Original conceptual plans suggested the building be restored to a historic look based on the Buffalo Hall bar, which once stood on the spot, but the current use was deemed incompatible.

#### **Murals at Safeway Parking Lot**

Murals along the north wall of the former Safeway parking lot on Douglas Ave. are completed and feature cultural imagery.

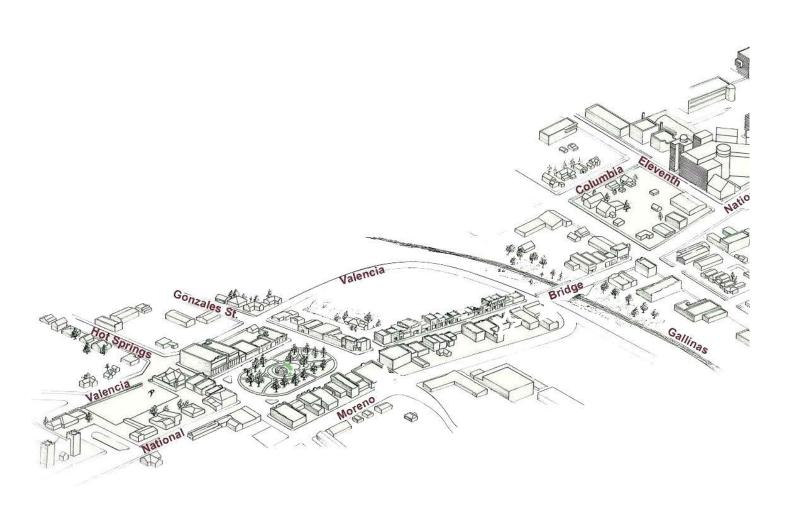
#### Streetscape and Façade Improvements in Downtown

MainStreet de Las Vegas continues to work to improve the appearance of downtown Las Vegas. Working with NMHU student athletes, local businesses, and community members, MainStreet has planted 75 pear and plum trees and installed 32 planters supplied by local businesses. The program's Façade Squad has painted the façades of 16 vacant buildings downtown.



Restored E. Romero Firehouse. ARC photo.

Exhibit 2-9: MRA: General Commercial Districts



**2-14** LAS VEGAS, NM PLANNING CONTEXT



Source: Las Vegas Downtown Action Plan, 2009

# COMMUNITY CHARACTER

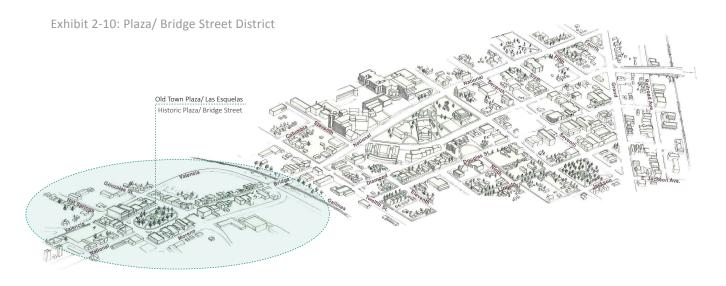
The downtown Las Vegas MRA is comprised of three main historic commercial districts and their adjacent residential neighborhoods. The three distinct, yet interrelated downtown neighborhoods are described as follows:

# The Old Town Plaza and Las Escuelas District

The Old Town Plaza and Las Escuelas District extends west from the river crossing at Bridge St. to New Mexico Ave. west of the Plaza, taking in several blocks of historic residential neighborhoods associated with the Plaza, as well as the judicial district. Development in this portion of town is part of the original settlement with the layout based on the Law of the Indies (laws issued by the Spanish Crown that regulated social, political and economic life for its American possessions). It grew around the roads leaving the Plaza, and homes and businesses were built right up to the streets or with short setbacks. Construction of the buildings that front Bridge St. and surround the Plaza was in the late 1800s, predominately built of adobe and or stone with stucco or brick

finish. Many are deteriorating due to age of materials and water damage caused by inadequate roofing and drainage. Most of this area is commercially zoned and under the Cultural Historic Overlay Zone which provides guidelines for historic preservation. Primary uses include retail, with an emphasis on tourism, community facilities such as churches and institutions related to the judicial complex. The Plaza Hotel, built in 1882, remodeled in the mid-1990s and expanded in 2008 is a key anchor for this area.

The adjacent residential areas developed on a very tight irregular lot layout are associated with the agricultural uses and acequia system of the past. Streets are narrow and irregular, and on-street parking is limited. Construction is primarily adobe and/or stone with stucco finish. Most homes are older; many are deteriorated or have a mix of additions and add-ons. Zoning is predominately R-2 (multifamily residential) with scattered R-3 (combination single family and/or mobile home).



2-16 LAS VEGAS, NM PLANNING CONTEXT

# Opportunity Sites & Significant Buildings

The most significant opportunity sites in this area involve wayfinding and include areas targeted for wayfinding, such as directional signage to public parking near the police station.

Other opportunity sites in this area include the river walk trail for general improvements and improved connection, and recreational opportunities along the trail, possibly a skate park.

The empty Navajo Textiles building and endangered Estella's Cafe building represent potential opportunity sites.

#### New Town District

The New Town District extends east from the river crossing at Bridge and includes the commercial development fronting National Ave., University Ave. and Douglas Ave., properties adjacent to the east bank of the river and the residential neighborhood between Douglas Ave. and Grand Ave. This area was developed between the 1880s and the 1920s on standard lots fronting a grid of spacious streets. It contains a mix of buildings that date from the 1880s through the 1950s, many of which are historically

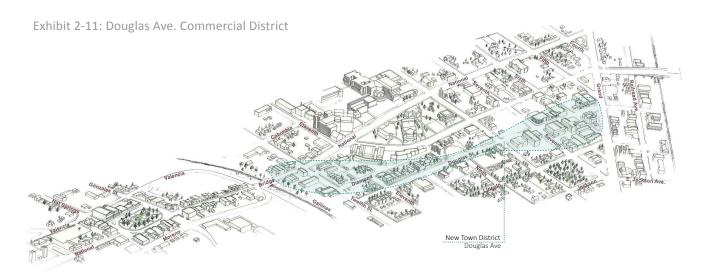
and architecturally significant. Construction type includes one- to three-story, framed, stone, brick or adobe commercial buildings with a variety of stucco finishes and retail fenestration. Zoning categories in the commercial corridor are primarily C-2 (Central Business District) and C-1 (Neighborhood Commercial). Uses include businesses, professional offices, and financial institutions that serve local needs, as well as shops and galleries that cater to the tourist trade. Zoning in the adjacent residential areas is predominately R-2 (Multi-Family Residential) with a few scattered sites with R-1 (Single Family Residential) zoning.

# Opportunity Sites & Significant Buildings

Identified significant opportunity sites for this area include a circulation project to make University Ave. two-way between 8th St. and National Ave. in order to funnel visitors into downtown.

The vacant lot at 9th St. and Douglas Ave. represents a potential opportunity site, as does the former Bealls Building at 8th St. and Douglas Ave.

The district contains a number of significant historic buildings including many of the



buildings in the Douglas retail core between 7th St. and Grand Ave. that are not protected by a historic cultural overlay zone.

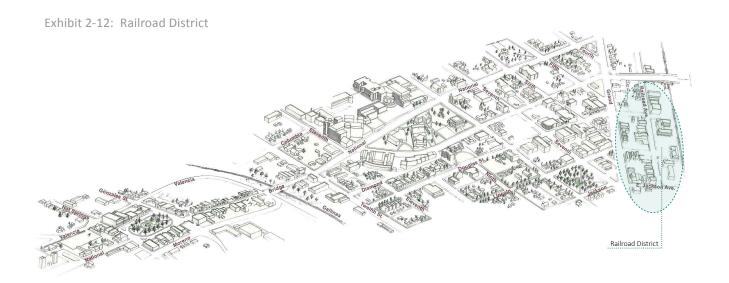
#### Railroad District

The Railroad District includes the area between Grand Ave. and the railroad tracks from the old roundhouse to National Ave. one block north of the University Ave. Overpass. This area began developing in the 1880s after the arrival of the railroad. Parcels are laid out in a rectangular grid, with the original survey of a single lot set at 25'x 150'. Buildings are primarily one- and two-story adobe and/or brick construction with stucco or brick finish. Some of the buildings are stabilized and rehabilitated, while others are on the verge of irreversible collapse. There are very few newer buildings except for a few scattered mobile homes. The area has several scattered vacant buildings and lots, and most likely some brownfields associated with the commercial rail uses of the past. The area is primarily zoned C-3 (General Commercial), although much of the area is in residential use. Property fronting Grand Ave. and much

of Railroad Ave. contains commercial uses, including retail, warehousing, manufacturing, services and open yard storage. The recently remodeled rail depot houses a visitor's center and welcomes Amtrak travelers twice a day. Adjacent to the depot are several offices and buildings.

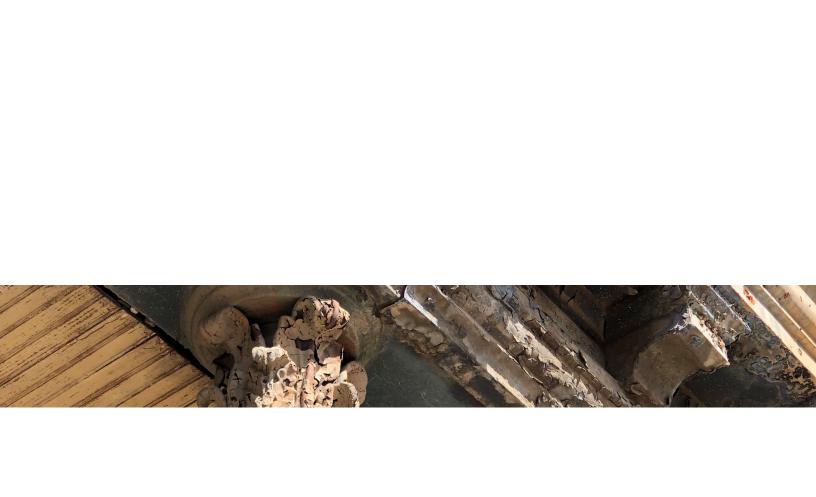
# Opportunity Sites & Significant Buildings

The area also contains the Castañeda Hotel and Rawlins Building restoration projects. Significant opportunity sites include the historic PNM building for adaptive reuse. Another site is the intersection of Lincoln Ave. and Railroad Ave., for which MainStreet de Las Vegas and the City have shovel-ready improvement plans for Great Blocks on Railroad District.



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# EXISTING CONDITIONS HISTORY & DEMOGRAPHICS

# HISTORY

This section contains material adapted from the 2009 Las Vegas Downtown Action Plan (adopted in December of 2010) and the City of Las Vegas Comprehensive Master Plan Update (finalized in September 2011).

#### Settlement

As far back as 10,000 years ago, Paleo-Indians took advantage of the natural resources of the Sangre de Cristo Mountains and the meadows of the Las Vegas Plateau for sustenance and livelihood. During the years 1100 to 1400 AD, Pueblo and Plains Indians used the mountain passes northwest and southwest of the city as trade routes.

Francisco Vázquez de Coronado and 30 of his troops were the first Europeans to experience the rich resources in the Las Vegas area on their initial exploration of the

"New World" in 1541. Between 1581 and 1808, at least 15 other Spanish and French expeditions traveled through the area and crossed the Gallinas River near the present-day location of Las Vegas.

In 1821, Luis Maria Cabeza de Baca and his sons received a land grant of approximately 500,000 acres along the west bank of the Gallinas River, and they attempted to settle in the area traditionally and presently known as Uppertown, or "Upper" Las Vegas, about 3 miles north of the present city. Unable to sustain a presence due to persistent attacks from the Native Americans defending their land, the family abandoned the area after several years. In 1835, a group of colonists from San Miguel del Bado received the same grant. They erected a permanent settlement on the west bank of the Gallinas River, situated along the Santa Fe Trail, the international trade route linking Mexico to the present day United States.

Exhibit 3-1: Bird's Eye View of Las Vegas, Looking East, Circa 1882



Source: U.S. Library of Congress

3-2 LAS VEGAS, NM EXISTING CONDITIONS

# Development

#### Pre-Railroad

In accordance with regulations specified by the Law of the Indies, the original city consisted of a central plaza surrounded by simple one-story adobe buildings connected by common walls. This modest adobe town continued to flourish in a traditionally Spanish colonial settlement pattern, with narrow streets winding away from the Plaza to form the first mostly residential neighborhood, Distrito de las Escuelas.

#### Railroad

The arrival of the Atchison, Topeka and Santa Fe Railroad (AT&SF) on July 4, 1879, marked a shift in development patterns. Built a mile east of the Plaza on the opposite side of the Gallinas River, the tracks spurred new development. In contrast to the narrow, winding street layouts of Old Town, which responded to the agricultural landscape, organic pathways and natural terrain, East Las Vegas streets were wider, more formal, tightly gridded and oriented to existing property boundaries on the east side of the river. And unlike Spanish Colonial land planning concepts where the Plaza and Church were located on choice high ground, the grid model from the Midwest made no special provision for religious or civil structures.

Around this same time, property owners around the Plaza began to redevelop. Singlestory adobe buildings gave way to elaborate, multi-story stone masonry buildings such as the Plaza Hotel. Designed in the Victorian and Railway Gothic styles, these structures featured ornate scrollwork at gables, porches and interiors such as the Plaza Hotel.

Bridge Street linked the settlements on each side of the river, but in 1884, the Territorial Legislature split the town into East and West Las Vegas. The two did not reunite as a single city until 1970.

The presence of the railroad brought wealth and notoriety to the city of Las Vegas, but in 1908, the Atchison, Topeka and Santa Fe Railway rerouted much of its freight traffic to the Belen cut-off, south of Albuquerque. New development grew around a third commercial district along Douglas Ave., which would thrive until the end of the 1920s.

#### Post Railroad

After declining throughout the Great Depression, Las Vegas experienced a minor uptick in population and economic activity during World War II. The Army Air Corps expanded Camp Luna to house and train enlisted service members, resulting in a boom in economic activity, especially bars, night clubs, movie theaters, and restaurants.

Once the war ended, like many of the communities around New Mexico, Las Vegas experienced a decline in population and economic activity as residents sought careers elsewhere. New Mexico Highlands University benefited greatly from the GI Bill, as many veterans of the war returned to New Mexico to receive an education, but this surge did not last.

Las Vegas endured major economic setbacks in the post-war era, including a drought in the 1950s and the closure of the AT&SF headquarters in 1959. Nevertheless, the city held a steady population of approximately 15,000 residents through the remainder of the 20th century.

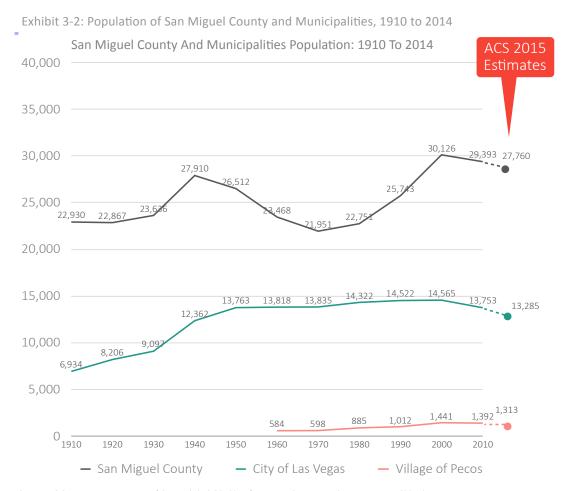
# **DEMOGRAPHICS**

## Population

Las Vegas is the largest municipality in San Miguel County; the village of Pecos in western San Miguel is the only other incorporated area in the county. While the population of San Miguel County has fluctuated, that of the city of Las Vegas has held mostly steady at just below 15,000 people since about 1950. In recent years, the population has declined somewhat, and the 2015 Census estimated the population of Las Vegas at 13,285.

The city of Las Vegas' population remained almost unchanged between 1990 and 2000, compared to a 1.8% annual growth rate in both San Miguel County and the state of New Mexico. From 2000 to 2010, Las Vegas'

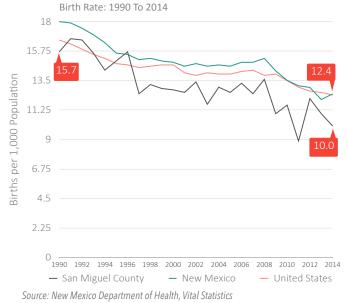
Demographics Information relies heavily on two main sources. The U.S. Census Bureau conducts its Decennial Census count every ten years. These counts are considered most accurate and reliable. The Census Bureau also conducts the American Communities Survey (ACS) annually. ACS estimates results are based on surveys and do not represent a complete count. The ACS provides valuable information on data trends that occur in the years between the decennial census, but in smaller communities especially, it can carry a wide margin of error that can negatively impact accuracy and reliability.



Source: US Census Bureau. Decennial Census (1910-2010) and American Community Survey Estimates (2014)

3-4 LAS VEGAS, NM EXISTING CONDITIONS

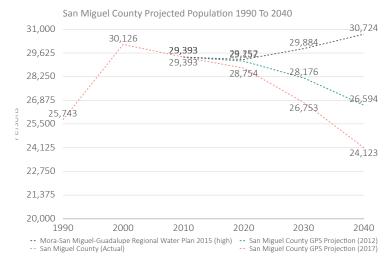
Exhibit 3-3: Live Births per 1,000 population, 1990 to 2014



growth rate fell into negative territory, losing about 0.6% of its population each year.

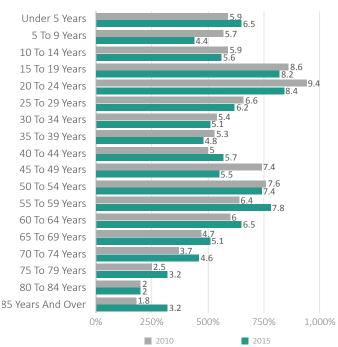
This decline in population echoes trends in many rural communities in New Mexico and across the country. A decrease in birth rates and a general outmigration of residents to urban centers (such as nearby Santa Fe or Albuquerque) result in smaller and on average, older populations. The birth rate in San Miguel County declined from 15.7 births per 1,000 population in 1990 to 10.0 in 2014. This rate is below the state and national averages of 12.4 births per 1,000 population.

Exhibit 3-5: Projected Population of San Miguel County



Source: UNM Institute for Geospatial and Population Studies

Exhibit 3-4: Population by Age as Percentage of Total Population, 2010-2015



Source: US Census Bureau, American Community Survey, 2010-2015

The population pyramid shown in Exhibit 3-4 illustrates the distribution of Las Vegas residents by age group. Comparing data between 2010 and 2015 shows a generally aging population, with younger people migrating elsewhere. The fall in population above age 24 suggests that students graduating from New Mexico Highlands University and Luna Community College

leave after graduating to pursue careers elsewhere.

The Institute for Geospatial and Population Studies (GPS) at the University of New Mexico analyzes demographic and economic trends, and derives population projections for each county in New Mexico. The 2017 projections from GPS show an even steeper decline in population compared to the 2012 projections, estimating that the population of San Miguel County will drop below 25,000 by the year 2040.

# Housing

In 2016, the ACS estimated that Las Vegas was home to 6,609 total housing units. Housing stock appears to be holding steady in Las Vegas, and increasing in San Miguel County. ACS estimates a slightly diminishing housing stock, although it falls within the survey's margin of error.

Of the 858 housing units listed as vacant, the ACS estimates 499 (3.3% of all housing units in the city) are "Other Vacant," which typically refers to abandoned properties. The remaining vacant units are in some form of transition, for instance for rent, for sale, or seasonal housing.

Household size across New Mexico shrank between the 2000 and 2010 Censuses, but the 2016 ACS shows that the household size has risen to previous levels — approximately 2.51 people per household in San Miguel County and 2.58 people per household in Las Vegas.

Approximately 19.3% of Las Vegas homes are apartments, compared to 18.6% of housing units in New Mexico. Las Vegas also has a much higher rate of renter-occupied homes (40.8%) compared to the state (32.2%).

The housing stock in Las Vegas is aging. Very few homes have been built within the last decade, and more than 20% of all housing units were built before 1940. While this age contributes to the historic character of Las Vegas, it may inhibit the city's ability to attract new residents who want more modern residences.

The median housing value in the city of Las Vegas is \$114,900. This value is lower than the state median home value of \$162K, but higher than Mora and Guadalupe Counties at \$88K and \$84K, respectively.

The median monthly costs of owner-occupied housing with a mortgage is \$1,100. The median cost of renter-occupied housing is \$641 per month, with 83% of renters paying below \$1,000 per month.

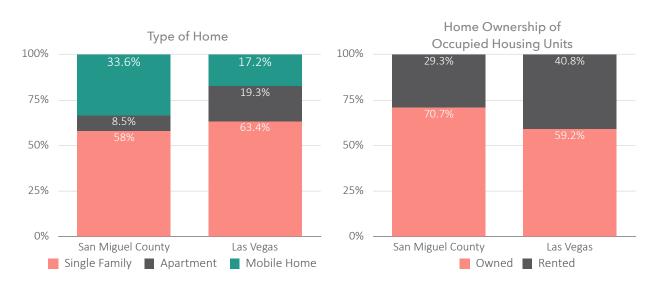


Exhibit 3-6: Type of Home and Home Ownership in San Miguel County and Las Vegas

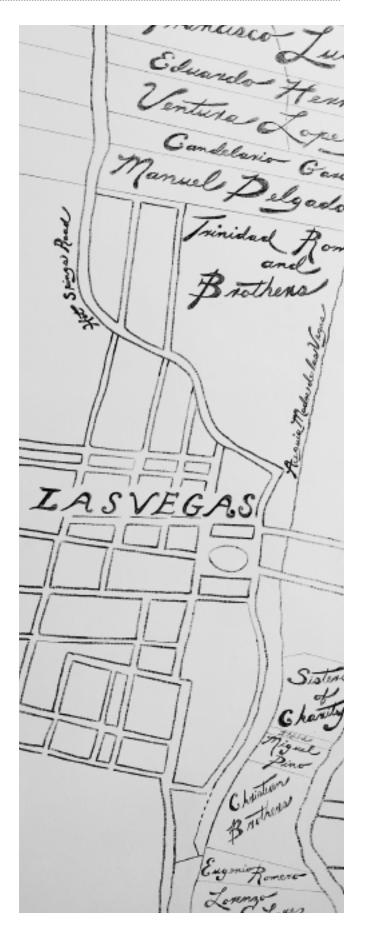
Source: American Community Survey Estimates 2012-2016, Table DP04

3-6 LAS VEGAS, NM EXISTING CONDITIONS

The Census Bureau defines households that spend 30% or more of total household income on housing costs as "housing cost burdened." The ACS estimates than in 2016, 33% of households in San Miguel County were cost burdened. Approximately two-thirds of cost burdened households have incomes of \$20,000 per year or less.

Almost one-half of renters, 48% in 2016, in Las Vegas are cost burdened, although that number is slightly below the state and national average, both of which are about 51%. While the percentage of housing-cost-burdened homeowners with a mortgage in Las Vegas (17.9%) is below the state average (32.5%), the percentage of housing-cost-burdened homeowners without a mortgage in Las Vegas (19.6%) is higher than the state average (11.7%).

The City maintains 267 public housing units. Per the 2016 Public Housing Authority Annual Plan report, it has discontinued its homeownership program. The Housing Authority of the City of Las Vegas planned to eliminate five boarded-up units "that are beyond repair," and is seeking to develop additional housing.



Map on the wall of the Las Vegas Citizens' Committee for Historic Preservation ARC Photo

# TRANSPORTATION

# Existing Roadways



# Road Ownership

The City of Las Vegas owns the majority of roads within the Metropolitan Redevelopment Area (MRA).

The New Mexico Department of Transportation is responsible for maintenance of state-owned roadways, including Hot Springs Blvd. and Grand Ave. within the MRA, as well as 7th St. north of Mills, the highway to Trujillo, and Mineral Hill route outside the boundary.

Highlands University owns University Ave. and National Ave. between 8th St. and 11th St. Highlands University representatives provided the planning team with a quit claim deed issued by the New Mexico Department of Transportation (NMDOT) in October of 1990 which transfers title from state ownership to the University's sole jurisdiction for University Ave. (between National Ave. and 8th St.) and National Avenue (between 8th St. and 11th St.). To ensure guardianship continuity, the City of Las Vegas should enter into a binding memorandum of understanding with the University to formalize the University's jurisdiction over those roadways.

3-8 LAS VEGAS, NM EXISTING CONDITIONS

# Planned Projects

NMDOT has completed construction documents for a \$10.6 million project to make improvements to Grande Ave. in Las Vegas between the southernmost I-25 exit and Tilden St. This project includes improvements to road surface, sidewalks and crosswalks, signage, and landscaping. This project will construct a multiuse path along the southeast side of Grand Ave., although it does not complete the connection to the existing River Walk path. A gap of approximately 700 feet will remain.

# Sample Street Sections

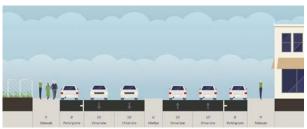
The following street section representations, created using the online tool Streetmix, provide a sense of the typical experience in various areas of the MRA.

### **Bridge Street**



This commercial corridor features wide traffic lanes, buffered from the sidewalk by parallel parking on each side. Street lights illuminate the sidewalk at night.

#### Grand Avenue



Among the busier streets in Las Vegas, Grand Ave. features two travel lanes in each direction, varying between 10 to 12 feet each, separated by a concrete median. Parallel parking on each side buffers the sidewalk from traffic. The proposed plans to redevelop the street include, at places, 5-foot bike lanes and a separated multiuse path.

#### Plaza



The historic Plaza includes a one-way counter-clockwise loop with a wide, single travel lane and parking on both sides. Unlike most roundabouts, traffic on the loop must yield to incoming traffic. Multiple crosswalks connect the Plaza park to the buildings surrounding it.

#### University Avenue



University Ave. has two narrow one-way lanes running eastbound from National to 11th St. Parallel parking exists on both sides of the street. Multiple crosswalks connect university parking areas buildings, including the Ilfeld Auditorium.

# Multi-Modal Transportation

An existing multiuse path runs along the Gallinas River in Las Vegas between Cinder Rd. and NM 65. The San Miguel County Public Works Department plans to extend the multiuse path to become a continuous trail from Montezuma to the wildlife refuge, a distance of approximately 12 miles.

#### Pedestrian

East of the river, Las Vegas follows a rigid and regular street grid, with crosswalks at most major intersections and pedestrian signals and signalized intersections. Las Vegas has some mid-block crossings throughout the MRA: there are several crossings on National Ave., one on Bridge St. at the breezeway, and several on the plaza.

Three crosswalks exist along the wide, busy Grand Ave.: at University, Douglas, and Jackson. NMDOT owns the street and has guidelines that stipulate minimum pedestrian traffic for establishing crosswalks, and states that present foot traffic does not justify crosswalks at any intersections where they do not already exist. However this condition could change with the opening of the Castañeda Hotel.

# Bicycle

The city does not have any designated bicycle lanes, routes, or other bicycle infrastructure, although the public made several requests for bike lanes in Downtown during the public process to update this plan.

#### Rail

Amtrak operates the Southwest Chief passenger rail route, which runs roughly parallel to I-25 throughout San Miguel County. The route connects Los Angeles, CA to Chicago, IL, making five stops in New Mexico; Las Vegas is the only stop in the County. The schedule shows one passenger train in each direction stopping at the station every day (two train stops per day).

The 2017 Las Vegas station ridership was 4,487 passengers boarding and alighting, trending down from a 2012 peak of 5,653. Fares averaged \$82 per person, with an average trip length of 610 miles. The station accounts for approximately 3.6% of the 124,253 boardings and alightings at Amtrak stations in New Mexico.

3-10 LAS VEGAS, NM EXISTING CONDITIONS





# LAND USE, ZONING & HISTORIC ASSETS



# LAND USE

# Existing Land Use

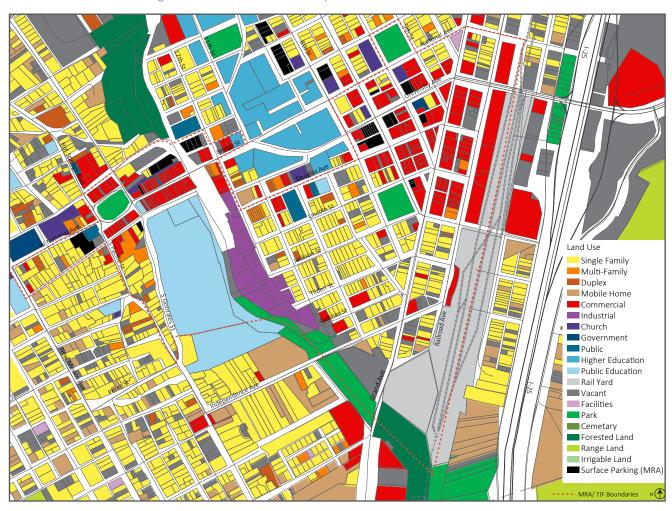
The Metropolitan Redevelopment Area (MRA) district is 279.7 acres, including rights-of-way for streets, railroads and some unplatted areas of the Gallinas River and nearby riparian (bosque) area.

Commercial uses constitute 30.4 acres and are the core land uses in the MRA. The three primary commercial areas are Plaza/Bridge St., Douglas Ave. and the Railroad District. The detailed existing land use presented in the Market Analysis section of this report provides a finer-grained perspective of the various commercial uses and how they complement one another.

Exhibit 4-1: General Existing Land Use in MRA and Vicinity

A significant portion of the MRA, 53 acres, is in residential uses — in neighborhoods along the edges of the commercial areas, El Distrito de Las Escuelas, and New Town. Most of the area is single family, while some is attached housing (multifamily) and mobile homes. In addition, the area has some mixed-use residential on upper stories of commercial buildings.

Park space of 15.3 acres includes the Plaza, Lincoln Park, Carnegie Public Library and Park, Lion Park, Truder/ Triangle Park and the Gallinas River Walk south of Jackson St. Some right-of-way and unplatted land north of Lincoln St. is also used for the River Walk.



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Government and public uses include the Intermodal Center, Old City Hall, E. Romero Firehouse, City Police Department, Las Vegas Museum and Rough Rider Memorial Collection, and Post Office.

Institutional uses primarily include West Las Vegas High campus (excluding the middle school, which lies outside the MRA boundary) and West Las Vegas School Distinct administration building (a total of 26 acres). New Mexico Highlands University (NMHU) campus is adjacent to the MRA. The San Miguel County Courthouse complex and Catholic church are adjacent to the MRA north of National Ave.

Surface parking, 4.8 acres, consists of public and private parking. Business areas have three public parking lots:

- Valencia Street parking lot (0.70 acre)
- Douglas Street (0.56 acre)
- Police Department parking lot (0.89 acre).

The remaining parking areas are small private and government building parking lots.

Light industrial uses, 12.5 acres, border the Gallinas River to the east. The Franken Construction Company yard is the largest light industrial use in this area. Some industrial properties north of Franken have currently vacant buildings or are underused.

The rail yard, including the roundhouse, occupies 9 acres of the MRA.

Exhibit 4-2: Land Area - Existing Land Use in MRA

| General Existing Land Use in MRA by Land Area |         |                   |  |  |
|---|---------|-------------------|--|--|
| Category                                      | Parcels | Land Area (Acres) |  |  |
| Single Family Residential                     | 322     | 47.04             |  |  |
| Duplex Residential                            | 9       | 1.34              |  |  |
| Mobile Homes<br>Residential                   | 6       | 1.06              |  |  |
| Multi-Family Residential                      | 19      | 3.49              |  |  |
| Commercial                                    | 166     | 30.35             |  |  |
| Light Industrial                              | 20      | 12.45             |  |  |
| Public and Quasi-Public                       | 8       | 4.13              |  |  |
| Church  | 3       | 1.19              |  |  |
| Government                                    | 1       | 0.37              |  |  |
| Park  | 13      | 15.25             |  |  |
| Public Education                              | 5       | 25.96             |  |  |
| Higher Education                              | 1       | 0.44              |  |  |
| Rail Yard                                     | 2       | 8.97              |  |  |
| Surface Parking                               | 27      | 4.78              |  |  |
| Vacant  | 94      | 20.34             |  |  |
| Right-of-Way / Unplatted                      |         | 102.54            |  |  |
| Total   | 696     | 279.70            |  |  |

Source: City of Las Vegas-owned property listing, and ARC inventory and GIS

## Vacant Land Analysis

Vacant land, totaling 25.9 acres, consists of mostly scattered parcels in both residential and business areas of the MRA. The largest vacant properties are north of the Valencia Street parking lot, on the west side of Railroad St., and east of the River Walk between Independence and Grand Avenues.

#### Physical Relationships Between Different Uses

The MRA is the core area of the city with a great variety of uses. This area retains a pleasing small-city scale, excellent walkability, and moderate intensity of activity. Components of the variety of uses include:

- Three commercial districts
- Residential neighborhoods near each commercial district
- West Las Vegas School District inside the MRA and NMHU adjacent to the district
- Transitional areas, usually of less intense commercial uses, between residential neighborhoods and commercial districts
- Parks, river walks, library and other amenities and nearby conveniences.

The historic buildings and street layouts of the MRA, discussed in more detail below, provide great visual interest and enhance the pedestrian experience. Each commercial district and neighborhood possesses a distinct character and somewhat distinct functions.

Light industrial uses east of the river are of fairly low intensity, and so are generally compatible with nearby residential uses. This zone permits more intense uses such as body and fender shops, lumber yards, machine and metal shops, and kennels and animal shelters. If developed as larger scale operations, however, such uses may detract from the character of the MRA. Las Vegas has two industrial parks which may be more appropriate sites for such uses.

New Mexico Highlands University is physically related to the MRA business districts and activity level. The *Highlands University Master Plan*, 2017 states:

*In the long-term, Highlands University* should continue to pursue mixed-use or community partnership district in order to strengthen the presence of the University within Las Vegas. The University has initiated this effort with the location of the Las Vegas-San Miguel County Economic Development Corporation in Hewett Hall and by inviting the public to attend movies in Ilfeld Auditorium. The south and west edges of campus present the best opportunities for engaging with an active business and community environment activity along Bridge Street and near-by downtown.

Exhibit 4-3: Property Zoning in the MRA

| Zoning of Properties in the MRA |   |         |       |  |
|---------------------------------|---|---------|-------|--|
| Zonir                           | ng  | Parcels | Acres |  |
| C-1                             | Neighborhood Commercial                   | 46      | 9.8   |  |
| C-2                             | Central Business District                 | 270     | 46.2  |  |
| C-3                             | General Commercial                        | 86      | 20.7  |  |
| M-1                             | Light Industrial                          | 42      | 27.4  |  |
| M-2                             | Heavy Industrial                          | 3       | 2.2   |  |
| 0-1                             | Office                                    | 10      | 3.1   |  |
| R-1                             | Single Family Residential                 | 4       | 0.4   |  |
| R-2                             | Multi-Family Residential                  | 220     | 40.4  |  |
| R-3                             | Combination Single Family and/or Trailers | 12      | 2.3   |  |
| RA                              | Residential Agricultural                  | 3       | 25.2  |  |
| Total Zoned Property            |   | 696     | 177.7 |  |
| Unzoned Land and River          |   |         | 103.0 |  |
| Total                           | in MRA                                    |         | 280.7 |  |

Source: City of Las Vegas Zoning Map ( printed copy) and GIS by ARC

Note: Acreages by zone include properties that have base zoning as well as Cultural and Historic District overlay zoning.

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The West Las Vegas School District campus is a prominent use in the MRA south of the Plaza/Bridge St. business district. Students patronize some businesses because the various business districts are within easy walking distance. The school campus site is largely self-contained, with most access oriented to Paseo De Las Escuelas to the east, but also with several access points on S. Gonzales St. to the west.

#### Land Status

All lands in the MRA are private property and none are in the federal or state public domain. The West Las Vegas School campus is the largest institutional property in the district.

#### ZONING

Following are summary descriptions of the main zone districts in the MRA.

C-2 Central Business District is the largest zoning category, with 46 acres located in the Plaza/Bridge St. area, University to Lincoln in the Douglas Ave. area and along Grand Ave. and Railroad St. north of Jackson St. to north of University Ave.

Uses allowed in C-2 include various retail and services, office, institutions, apartment buildings and second floor apartments by right. Single family houses (not mobile homes) are allowed by special use permit. No minimum lot area or setbacks are required. Height is limited to 30 feet, or three stories.

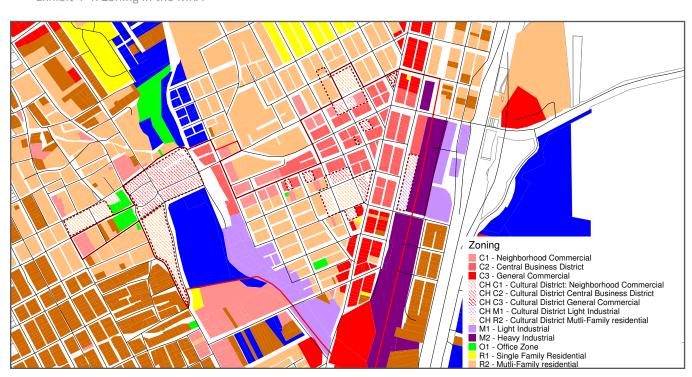


Exhibit 4-4: Zoning in the MRA

C-3 General Commercial encompasses just over 20 acres and allows for a wider variety of commercial uses than C-2, including some highway-oriented commercial uses. This zone district is along Grand Ave. south of Jackson St. and north of University Ave.

C-1 Neighborhood Commercial pertains to lower-impact retail and service uses, and allows apartments, institutions and office uses. This zone is mainly along Douglas and Bridge Streets, buffering single family neighborhoods to the north of these minor arterial streets.

Some 40 acres are zoned R-2 Multi-Family Residential, allowing single family, duplex and townhouses, up to six dwelling units per acre, with a height limit of 60 feet or four stories.

M-1 Light Industrial allows for various light manufacturing and heavy commercial uses, such as animal hospital, recycling, bakery, fuel yards, and lumber yards. Properties south of Douglas Ave. mostly on the east side of the Gallinas River to Grand Ave. are zoned M-1, totaling 27.4 acres.

The West Las Vegas High School campus is zoned RA Residential Agricultural (25.2 acres), which restricts uses to single family dwelling on a minimum of 1 acre by right. Public schools are conditional uses in the RA zone district

O-1 Office allows office uses for buildings at least 10,000 square feet, medical clinics, dwelling units, and, through special use permits, single-family, duplex and multifamily.

## Parking Requirements

Section 450-33 of the City of Las Vegas Municipal Code requires off-street parking in all zone districts, including the C-2 Central Business District zone, which encompasses many of the MRA commercial areas.

#### Examples include:

- Banks must have 1 space per 400 square feet of gross floor area
- Restaurants must have 1 space per 3
   patron seats or 1 space per 100 square
  feet of gross floor area
- Dwelling units must have 1 space per unit
- Retail must have 1 space for each 300 square feet of gloss floor area up to 5,000 square feet, plus 1 space for each 200 square feet in excess of 5,000 square feet

Section 450-33 (D) (4) allows for common parking facilities in lieu of the individual requirements, subject to approval by the Planning and Zoning Commission.

Section 450-33 (E) allows areas to be exempted from the parking requirements for comprehensive planned parking districts which will reasonably serve the entire district. Comprehensive planned parking districts are delineated through the approval by the Planning Commission as an amendment to the Zoning Ordinance.

#### Signs

Municipal Code Section 347-24 allows commercial uses to have a wall sign not exceeding 500 square feet; roof signs not exceeding 300 square feet; horizontal projecting signs limited to 50 square feet; and vertical projecting signs limited to 100 square feet. In Cultural Historic Districts, the Design

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Review Board reviews signs and awnings, and can provide guidance on size. However, since much of the MRA is outside of those districts, signs could be erected that are too large for the pedestrian character of the MRA.

# Land-Use Related Ordinances Dealing with Vacant and Nuisance **Properties**

The City highly values its historic buildings and promotes preservation of those buildings through its cultural historic preservation code and other means. But the City is also very concerned about vacant, abandoned and unsafe buildings, both residential and non-residential within the downtown/ MRA. It foremost wants to encourage property owners to maintain, rehabilitate and occupy these buildings for productive purposes, including "adaptive reuse." The City wants property owners to demolish unsafe buildings. The City needs the ability to demolish unsafe buildings in the MRA and encourage new private construction to replace demolished buildings.

#### Vacant Buildings Ordinance

Chapter 148 of the Municipal Code allows the city manager to notify property owners that they require a vacant building maintenance license. The City may inspect a building to determine whether firefighters or police can safely enter. The ordinance sets maintenance standards for vacant buildings. Violation of the ordinance can result in civil penalty of fines, which become progressively stringent at the discretion of the city manager. The City can place a lien on the property (Section 148-6(C).

#### Nuisance Code

In Chapter 301 of the Municipal Code, nuisances include unsanitary and/or hazardous premises, including dangerous and unsafe buildings. The code enforcement officer can issue a violation notice (e.g., red tag) for violations. The City can abate the hazard and impose a lien on the property for costs incurred in abatement.

- Require findings for the record
- Create a method for determining reasonable costs

# City Cultural Historic Overlay Zone Districts

The City of Las Vegas has City-designated historic cultural district overlay zones, as well as state and national register-designated historic districts. Overlay zones are often, but not always within historic districts. The City of Las Vegas sets and enforces rules governing structures within the overlays. Any structure within a historic cultural overlay zone must obtain approval of projects from the Las Vegas Design Review Board in order to obtain a building permit. The Review Board refers to The Historic Districts Design Guidelines for Las Vegas, New Mexico, prepared by Winter & Company, September 25, 2013. These guidelines provide excellent guidance for appropriate historic preservation practices in the City's cultural historic districts. The City should periodically update the guidelines.

Chapter 200 of the Las Vegas Municipal Code establishes the Design Review Board. Duties and responsibilities of this board include issuing or denying certificates of approval for erection, alteration, removal or demolition of buildings within Cultural Historic Overlay Zones. The Board may issue a certificate of economic hardship, including for demolition, authorizing the work requested in an application.

The Design Review Board also reviews nominations of landmarks and historic districts. The State submits complete nominations, with certifying recommendations, to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the Register. The National Park Service makes a listing decision within 45 days. (Source: www.nps.gov)

The National Park Service manages the digital archive on the NPGallery web site, including nomination forms.

Under the "maintenance and prevention of demolition by neglect" provision in Chapter 200, the Board can request a meeting with a property owner and tenant to discuss ways to improve the condition of the property, may request assistance of private parties, and can submit its concerns and recommendations to City Council.

A total of 33.3 acres of the MRA are zoned with a Cultural Historic Overlay Zone. Included within the MRA are:

- Old Town Plaza and El Distrito de Las Escuelas
- New Town District
- Railroad District
- Carnegie Library Park

#### Coverage

The overlays protect property owners from inappropriate development that may decrease their own property values and protect the city of Las Vegas residents by insuring that Las Vegas' wealth of historic assets is not threatened.

Some significant and important historic structures and areas are not currently included in a historic overlay zone, including the northwestern corner of the Plaza and much of the Douglas business district.

Please see Master Plan Recommendations: Historic Assets Implementation Steps I and II.

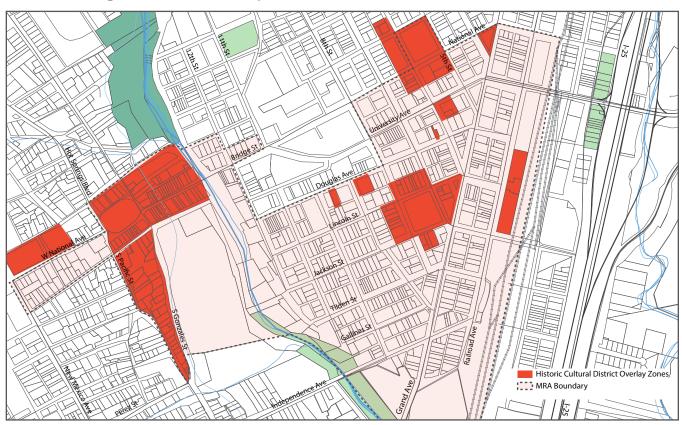
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Exhibit 4-5: Property Zoning in Cultural Historic Districts

| Zoning of Properties in Cultural Historic Districts within the MRA |         |       |  |  |
|--|---------|-------|--|--|
| Zoning   | Parcels | Acres |  |  |
| CH C-1   | 9       | 2.5   |  |  |
| CH C-2   | 87      | 15.0  |  |  |
| CH C-3   | 1       | 0.4   |  |  |
| CH M-1   | 2       | 1.9   |  |  |
| CH R-2   | 50      | 13.5  |  |  |
| Total  | 149     | 33.3  |  |  |

Source: City of Las Vegas owned property listing, ARC inventory and ARC GIS

Exhibit 4-6: Las Vegas Cultural Historic Overlay Zones



#### Resources

The following reports and/or background information about preservation and historic architecture in Las Vegas are valuable resources for the community:

- Las Vegas Arts & Cultural District Cultural Plan, June 2009
- Architecture & Preservation in Las Vegas, Volume I, June 1977 (Chris Wilson)
- Architecture & Preservation in Las Vegas, Volume II, 1982 (Chris Wilson et al.)
- Architecture & Preservation in Las Vegas, Volume I, 1984 (Chris Wilson et al.)
- Las Vegas and the Santa Fe Trail, 1995 (Michael L. Olsen)
- Historic Las Vegas, New Mexico: Along the Santa Fe Trail (CCHP)



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#### HISTORIC ASSETS

The architecture of Las Vegas reflects snapshots of its eras of development. The city has nine National Register historic districts, containing 200 "significant" structures and nearly 500 "contributing" structures. About 200 are listed "noncontributing." Not every structure in an historic district has a designation.

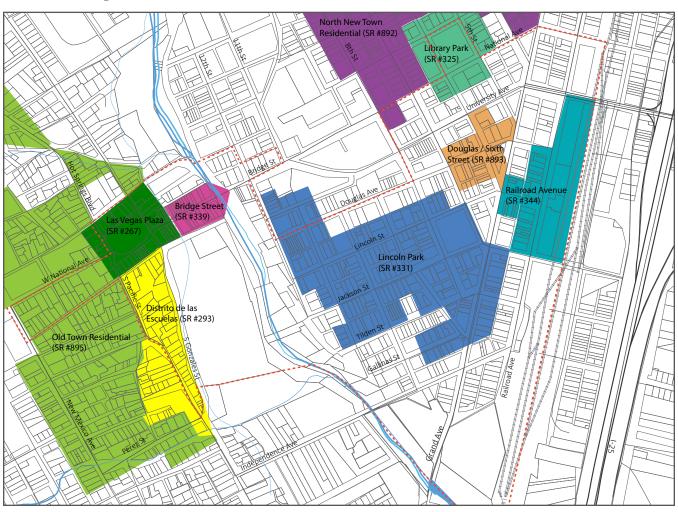
The rich historical legacy of Las Vegas is one of its greatest assets, but the responsibility of preserving this heritage carries with it great costs. Decades of economic stagnation have left the City with limited resources to preserve the physical, social, and cultural components that define the City's historic spirit and character.

Exhibit 4-7: Las Vegas Downtown Historic Districts

## National Historic Districts in the MRA

The MRA district contains all or parts of nine districts listed in the National Register:

- Las Vegas Plaza Historic District
- Railroad Avenue Historic District
- Bridge Street Historic District
- Douglas-Sixth Street Historic District
- El Distrito de las Escuelas
- Lincoln Park Historic District
- Library Park Historic District
- North New Town Historic District
- Old Town Residential Historic District



Historic districts possess significant concentrations, interrelationships and continuity of buildings and sites united historically or aesthetically. Each district has its own identity resulting from the interrelationship of its resources. Significance of the districts in Las Vegas primarily consists of the association with historic eras and architectural features, and, in some places, association with historic characters, events or the building design architect.

#### Tax Credits & Funding

Designation of historic districts and properties in the state and national registers helps to recognize, preserve and protect important properties in Las Vegas' history. It bestows a special status for a property that is a source of community and property owners' pride. Designation also opens up eligibility to participate in grant programs funded by the Historic Preservation Fund, as well as the federal historic preservation tax incentives (20% investment tax credit) and state tax credits for certified rehabilitation of listed structures. Technical assistance is also available through the New Mexico Historic Preservation Division (HPD).

Listing of a property in the National Register places no restrictions on what a private owner may do with property, up to and including destruction, unless the property is involved in a project that receives federal assistance, usually funding or licensing/ permitting. If federal funding or a federal permit are involved, proposed changes to the listed property are subject to review by HPD and the Advisory Council on Historic Preservation. If state funding or city funding are used, proposed changes to a statelisted property are also subject to review by HPD. While designation does not enable state or national historic preservation offices to prohibit certain development or

improvement projects, such projects may endanger a structure's qualification for tax credits if the changes significantly alter the historic nature of the structure.

The State's Historic Preservation Grants
Program has assisted in the past with funding
for preservation planning and stabilization
projects, State and National Register
nominations, public education and outreach
activities, conferences, publications and
surveys, plans, and assessments.

The Certified Local Government (CLG) Program was established by Congress in 1980 to assist local governments with integrating historic preservation initiatives at the local level. The City of Las Vegas is a CLG and is eligible to apply for federal historic preservation grants, review National and State Register nominations, and receive technical assistance from the SHPO.

# Structure Designation in a District

Buildings and sites individually listed on the national or state register have significant historic features as a whole, both structurally and functionally. If a building has lost basic structural elements through demolition, deterioration or modifications, it may be considered non-contributing.

The National Historic District nominations for historic districts in Las Vegas include structures designated as significant, contributing, and non-contributing to the historic period of significance of the district.

 "Significant" is the top of the hierarchy of classifications of historic buildings within a nomination for an historic district, often denoting significant architectural features or the work of a prominent architect and for structures that retain a high degree of integrity.

Exhibit 4-8: Historic Districts and Historic Properties

| National Register Historic Districts and Individual Properties in Las Vegas |                           |  |            |                             |  |
|---|---------------------------|--|------------|-----------------------------|--|
|   |                           | Number and Types of Significant and<br>Contributing Historic Structures in Districts |            |                             |  |
| District Name   | National<br>Register Date | Residential  | Commercial | Church,<br>Government, Park |  |
| Plaza   | 12/10/74                  | 0  | 23         | 1                           |  |
| Bridge Street   | 7/26/78                   | 0  | 29         | 1                           |  |
| Railroad Avenue   | 8/6/79                    | 0  | 22         | 0                           |  |
| El Distrito de las<br>Escuelas  | 3/18/80                   | 44   | 0          | 0                           |  |
| Carnegie Library Park   | 5/12/79                   | 17   | 0          | 5                           |  |
| Lincoln Park  | 8/6/79                    | 170  | 1          | 2                           |  |
| Douglas-Sixth Street  | 7/21/83                   | 0  | 28         | 4                           |  |
| North New Town<br>Residential   | 7/21/83                   | 225  | 4          | 6                           |  |
| Old Town  | 10/28/83                  | 250  | 6          | 6                           |  |
| Individual Properties   | Various,<br>Through 1984  | 58   | 8          | 5                           |  |

Source: U.S. Department of the Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form for Railroad Avenue Historic District, 1984

The State Historic Preservation Office/Historic Preservation Division changed how it classifies structures in nominations for listing in the National Register of Historic Places and the State Register of Cultural Properties. Nominations from the 1970s and early 1980s use the three classifications of: non-contributing, contributing, and significant. Current nominations call for the use of only two classifications: contributing and noncontributing. The earlier nominations also identified the boundaries for an historic district with a map and but, did not include a building-by-building classification. Current nominations require a building-by-building classification. For those districts that have nominations that date from the 1970s and 1980s an updated nomination could support a building-by-building classification helping property owners to more easily identify if their property is eligible for financial incentives. CLG grants could be utilized to update existing nominations.

SHPO has Certified Local Government grants available that the City could apply for to update its survey and designations.

See Master Plan Recommendations: Historic Assets Implementation Step V.

- "Contributing" is second in the classification and refers to buildings that are built within the nomination's period of significance and that retain integrity.
- "Non-contributing" refers to buildings that do not contribute to the period of significance for the historic district or that have been altered so that historic integrity is diminished.

#### Individual Buildings

In addition to the historic districts listed in the National Register, individual buildings have been nominated to the National Register of Historic Places and the State of New Mexico Register. The following map shows buildings on the national and state registers. In total, 48 properties are individually listed, some of which are outside districts listed in the National Register and Cultural Overlay.

# City Cultural Historic Overlay Zones

As discussed on page 4-8, the overlays protect property owners from inappropriate development that may decrease their own property values and protect the city of Las Vegas residents by insuring that Las Vegas' wealth of historic assets is not threatened.

Cultural Overlay Zone
Historic District
MRA/ TIF Boundari



Exhibit 4-9: Las Vegas Designated and Listed Historic Buildings

See the Appendix for a complete list of all structures in MRA Historic Districts.

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Some significant and important historic structures and areas do not receive protection under a historic overlay zone, including the northwestern corner of the Plaza and much of the Douglas business district.

# Tax Credits for Historic Properties

For property owners, considering rehabilitation of historic property tax credits may be useful. The two types of credits are the federal Historic Tax Credit program and New Mexico's Preservation of Cultural Properties Income Tax Credit.

# Federal Historic Tax Credit Program

To be eligible for the federal tax credit, the building must be an income-producing property and be individually listed in, or contribute to a historic district listed in the National Register of Historic Places. Eligible expenses for a rehabilitation project must be at least equal to the adjusted basis of the building and work must conform to the Secretary of the Interior's Standards for Rehabilitation. Up to 20% of eligible costs may be credited against federal income taxes owed. The National Park Service administers the program.

# New Mexico Income Tax Credit for the Preservation of Cultural Properties

The state income tax credit was established in 1984 to encourage the restoration, rehabilitation and preservation of cultural properties across New Mexico. The program is administered by HPD. The state income tax credit is available to owners or long-term lessees of historic structures who complete a qualified, pre-approved rehabilitation of an historic structure. The property must be either 1) individually listed in the State Register of Cultural Properties, or 2) be a contributing building within an historic district listed in the State Register. Before rehabilitation work begins, the project must first be reviewed and approved by the State's Cultural Properties Review Committee and work must conform to existing guidelines. The maximum tax credit is 50% of eligible costs and the credit is against New Mexico income taxes.

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# MARKET STUDY CONDITIONS & ANALYSIS



# REGIONAL MARKET & **ECONOMY**

Las Vegas serves as a commercial hub for a large portion of northwestern New Mexico, but is also in competition with the commercial market of nearby Santa Fe, an hour to the west. The business services that Las Vegas provides for the region include retail, health care, social assistance, education, support services, wholesale trade, and information.

The three districts within the Metropolitan Redevelopment Area — the Plaza and Bridge St., Douglas Ave., and the Railroad District — represent a concentration of commercial activity in Las Vegas, with food service, retail, professional services, and other significant destinations for visitors, residents, and those living nearby.

A second retail hub in the city is located to the north of the MRA along 7th St. north of Mills Ave. This retail strip features more national chains and big box stores and is dominated by a Walmart Supercenter.

#### **Economic Trends**

In 2016, University of New Mexico Geospatial and Population Studies (GPS) projected that the population in northeast New Mexico's six counties will decrease slowly, at an average annual rate of -0.6%. The regional projected change is from 62,309 persons in 2010 to 51,611 persons by 2040, for a loss of 10,698 persons over the 30-year period. GPS projects that San Miguel County, the most populous in the region, may have fewer than 25,000 residents by 2040. A decline in regional population may impact Las Vegas/ San Miguel County market center trade.

Global factors have also impacted the economies of small communities such as Las Vegas. The consolidation and expansion of retail businesses into mega-industries have severely impacted traditional "mom and pop" businesses everywhere. The ubiquity of the Internet and smart phones has severely disrupted existing industries, notably, for Las Vegas, commerce and tourism. Less assured of lifelong career opportunities that once existed in smaller communities, younger workers tend to migrate to urban metro cities seeking employment.

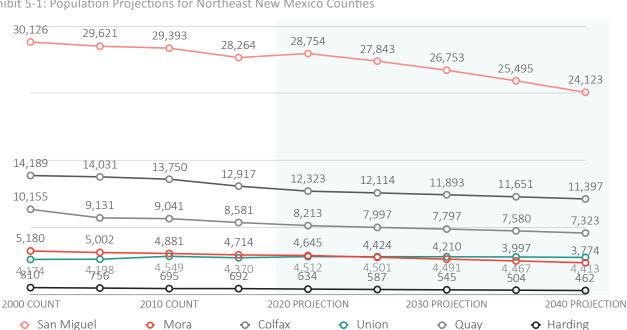


Exhibit 5-1: Population Projections for Northeast New Mexico Counties

Source: US Census Count, 2000 and 2010. UNM BBER NM County Population Projections, 2017

LAS VEGAS, NM MARKET STUDY 5-2

#### Major Employers

The New Mexico Behavioral Health Institute is the largest employer in the county, followed by New Mexico Highlands University (NMHU). Both employers, along with many other large employers, have reduced their number of employees from early in this decade.

A worldwide trend of fiscal conservancy has caused reductions in government budgets and employment — an employment sector on which Las Vegas and many other communities in New Mexico rely heavily. Major state employers in the county, including New Mexico Highlands University and the New Mexico Behavioral Health Institute, have adjusted to a period of more restrictive finances.

For comparison, adjacent Santa Fe County has a workforce more than seven times larger than San Miguel County. Santa Fe County lost 7% employment between 2008 and 2016 per the Bureau of Labor Statistics, while San Miguel County lost 4% during the same time period.

#### Employment and Income

Residents of San Miguel County have slightly lower educational attainment than in the state of New Mexico overall; nearly one-fifth do not possess a high school diploma or a GED, and about one-fourth possess a degree, compared to about one-third of the state.

In 2016, the U.S. Census American Community Survey (ACS) estimated household median income at \$27,000 in San Miguel County and \$24,220 in the City of Las Vegas, compared to the state median household income of \$45,674. Statewide, about 16.4% of New Mexican households earn below \$15,000 per year; that number is 31.5% in San Miguel County and 37.2% in Las Vegas.

Exhibit 5-2: Major Employers in San Miguel County

| Employer   | Sector       | 2011*<br>Employees | 2018<br>Employees | Change | %<br>Change |
|--|--------------|--------------------|-------------------|--------|-------------|
| N.M. Behavioral Health Institute*                      | Health Care  | 817                | 775               | -42    | -5%         |
| New Mexico Highlands University                        | Education    | 559                | 446               | -113   | -20%        |
| West Las Vegas Public Schools*                         | Education    | 385                | 260               | -125   | -32%        |
| City of Las Vegas*                                     | Government   | 254                | 252               | -2     | -1%         |
| Walmart Supercenter*                                   | Retail       | 246                | 250               | 4      | 2%          |
| New Mexico DOT - District 4*                           | Government   | 256                | 244               | -12    | -5%         |
| Luna Community College*                                | Education    | 326                | 222               | -104   | -32%        |
| Alta Vista Regional Hospital*                          | Health Care  | 278                | 218               | -60    | -22%        |
| Las Vegas City Public Schools*                         | Education    | 261                | 200               | -61    | -23%        |
| Victory Home Health                                    | Health Care  | 257                | 188               | -69    | -27%        |
| San Miguel County                                      | Government   | 140                | 131               | -9     | -6%         |
| United World College                                   | Education    | 100                | 111               | 11     | 11%         |
| Professional Home Health Care                          | Health Care  | 200                | 90                | -110   | -55%        |
| We Care Home Health, Inc (Transportation and Services) | Health Care  | NA                 | 72                |        |             |
| Franken Construction*                                  | Construction | 60                 | 55                | -5     | -8%         |
| Franken Oil and Distributing*                          | Oil          | 53                 | 43                | -10    | -19%        |
| Total  |              | 4,192              | 3,557             | -635   | -15%        |

Sources: Las Vegas San Miguel Economic Development Corporation, "Las Vegas at A Glance," 2009. \*City of Las Vegas calls to employers, March-May, 2011. ARC calls to employers, February 2018.

Per the New Mexico Department of Workforce Solutions (NMDWS) the largest sectors of covered employment in the county were healthcare and social assistance, educational services, and accommodation and food services; public administration remains a strong sector as well.

According to the New Mexico Department of Workforce Solutions, in 2018, most job openings in San Miguel County are in the healthcare and public administration sectors. The average wage of all postings in the area

was \$42,545, well above the county's median household income. Some jobs — especially healthcare jobs — have been open and unfilled for over a year, suggesting that the County may struggle in attracting these kinds of workers to the area.

Employment fell heavily in 2010 as San Miguel County felt the effects of the recession. Unemployment peaked in that year 7.7% and remained above state averages in 2016.

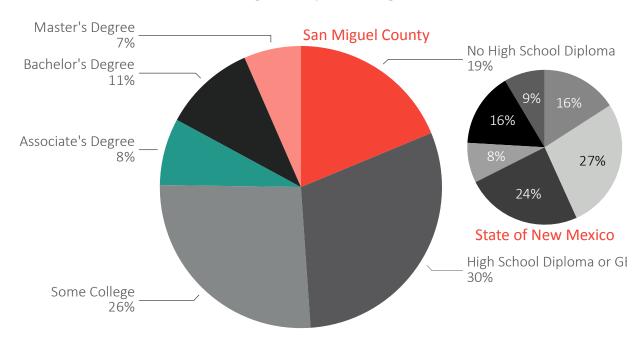


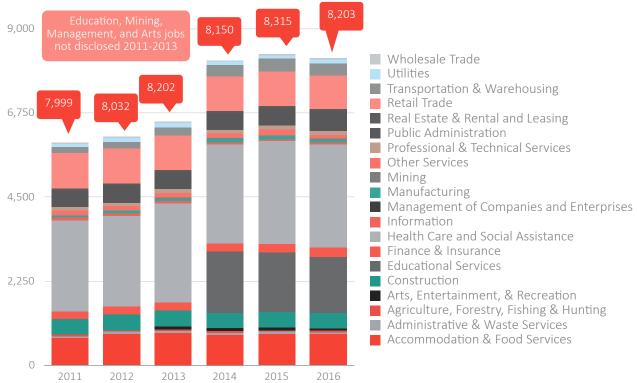
Exhibit 5-3: Educational Attainment of San Miguel County Residents Age 25 and Over

Source: Census ACS 5-year (2012-2016) estimates, Table |

Source: US Census Bureau, American Community Survey, 5-Year Average Estimates (2012-2016), Table B15003

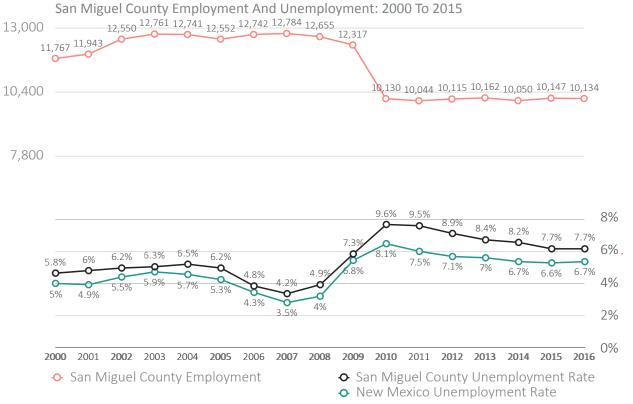
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Exhibit 5-4: San Miguel County Employment by Sector: 2011 to 2016



Source: New Mexico Department of Workforce Solutions QCEW Annual Averages

Exhibit 5-5: San Miguel County Employment and Unemployment: 2000 to 2015



Source: New Mexico Department of Workforce Solutions Table C

#### WORKFORCE SKILLS

Degrees, certificates, and diplomas conferred by educational institutions can provide insights into the skills of the local workforce. Refer to the Existing Conditions in Chapter 3 for information on educational attainment.

#### Area Schools

#### Public Schools

The city of Las Vegas encompasses two public school districts — City of Las Vegas Schools and West Las Vegas Schools. High school enrollment for each has held roughly steady over the past four years at about 450 students total at each.

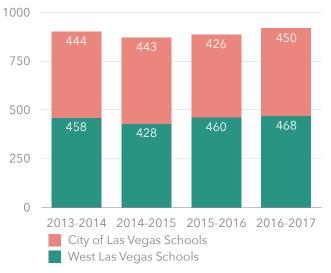
# Secondary Education

#### Luna Community College

Luna Community College offers programs in Allied Health, Education, Humanities, Nursing, Business, STEM, and Vocational training. (Source: Luna Community College Institutional Research: https://www.luna.edu/enrollment data/)

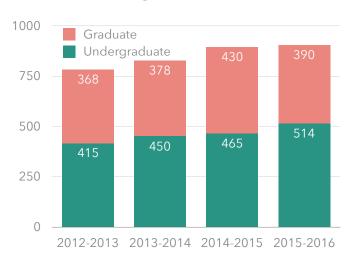
In the 2016-2017 academic year, according to the National Center for Education Statistics, Luna awarded 73 certificates, 67 associate degrees, and five 4-year certificates. The most popular programs at the college were in the fields of business, healthcare, and liberal arts. See Exhibit 5-8. Of the students who began their program in fall of 2012 or 2013, only 2% and 3% (respectively) completed their program within the typical amount of time required to complete the program. The overall program completion rate was 22%. (Source: https://nces.ed.gov/)

Exhibit 5-6: 40-Day Enrollment at High Schools in las Vegas, 2003-2017



Source: New Mexico Public Education Department

Exhibit 5-7: NMHU Degrees Conferred, 2012-2016



Source: NMHU Office of Institutional Effectiveness, NMHU Fact Book

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Exhibit 5-8: Luna Community College, Certificates and Degrees Conferred, 2016-2017 Academic Year

| Program   | Certificates | Associates<br>Degrees | 2-4 Year<br>Certificates |
|---|--------------|-----------------------|--------------------------|
| Biological and Biomedical Sciences  | -            | 5                     | -                        |
| Business, Management, Marketing, and Related Support Services                       | 3            | 15                    | -                        |
| Communication, Journalism, and Related Programs                                     | -            | 0                     | -                        |
| Computer and Information Sciences and Support Services                              | 3            | 8                     | -                        |
| Construction Trades   | 2            | -                     | -                        |
| Education   | 0            | 3                     | -                        |
| Engineering   | -            | 0                     | -                        |
| Engineering Technology and Engineering-<br>Related Fields                           | 1            | 0                     | -                        |
| Health Professions and Related Programs   | 46           | 13                    | -                        |
| Homeland Security, Law Enforcement,<br>Firefighting and Related Protective Services | 2            | 4                     | -                        |
| Liberal Arts and Sciences, General Studies and<br>Humanities                        | 5            | 14                    | -                        |
| Mathematics and Statistics  | -            | 0                     | -                        |
| Mechanic and Repair Technologies/Technicians  | 2            | -                     | -                        |
| Parks, Recreation, Leisure, and Fitness Studies                                     | -            | 0                     | -                        |
| Personal and Culinary Services  | 8            | -                     | 5                        |
| Precision Production  | 1            | -                     | -                        |
| Visual and Performing Arts  | -            | 5                     | -                        |
| Total Certificates and Degrees  | 73           | 67                    | 5                        |
|   |              |                       |                          |

Source: Luna Community College Institutional Research

# New Mexico Highlands University

New Mexico Highlands University enrollment peaked in 2012 at 1,960 students (1,462 undergraduate and 498 graduate students) and has been declining since, according to the Annual NMHU Fact Book published by NMHU's Office of Institutional Effectiveness and Research. Graduate enrollment especially has seen a sharp decline, from 640 graduate students in 2005 to only 208 in 2016.

Despite this decline in enrollment, undergraduate degrees conferred have increased from 415 in the 2012-2013 academic year to 514 in 2015-2016, and graduate degrees have held steady, with a peak of 430 in 2014-2015. Programs in business, social work, and education graduated the most undergraduate and graduate students.

#### Expenditures

Esri ArcGIS Business Analyst estimates consumer spending derived from the 2014 and 2015 Consumer Expenditure Surveys from the U.S. Bureau of Labor Statistics. Survey data are then localized based on Esri's market segmentation analysis of the given geography. These data do not represent actual spending, but rather estimates based on national statistics and local demographics.

Per Esri, annual expenditures per capita total around \$42,524 for people within the MRA, \$47,726 within a five- to 10-minute driving radius, and \$50,062 for people within a 10- to 30-minute driving radius. Given that median household income is \$24,220 in Las Vegas and \$27,000 in San Miguel County, this estimate may be high.

The largest per capita expenditures for all three groups of residents are for housing costs ("Home") and savings and retirement ("Financial"). Residents of the greater county area appear to spend slightly more on groceries ("Food at home"), personal care products, smoking products, and insurance than those within the MRA.

Within the MRA, residents spent nearly 1.5 times as much on food at home (with a strong emphasis on snacks and packaged foods) than they did on restaurants and alcohol. TV, video, and audio expenditures dominated the entertainment sector, and women's apparel and footwear collectively represent over half of all apparel expenditures.

This study examines three market areas:

- Residents who live within the MRA
- People who live within a five- to 10-minute drive of the MRA boundary

   which encompasses most of the city of Las Vegas
- People within a 10- to 30-minute drive of the MRA. Those who live beyond this boundary generally would seek other markets, particularly Santa Fe.



Goods for sale in New Moon Fashions on Bridge Street. ARC photo

5-8 LAS VEGAS, NM MARKET STUDY

Exhibit 5-9: Average Annual Spending Per Capita on Goods and Services in regional markets

MRA MRA MRA 5 to 10 Minute 10 to 30 Minute 0 to 5 Minute **Driving Radius Driving Radius Driving Radius** Travel \$42,524 \$47,726 \$50,062 Smoking Products Personal Care Products School Books and Supplies Household Operations Household Furnishings and Equipment Home Health ■ Food away from home & Alcohol ■ Food at home ■ Financial Apparel & Services

Average Annual Spending per Capita, Goods & Services | Regional Markets

Exhibit 5-10: Average Annual Spending Per Capita on Goods and Services within the MRA District

Average Annual Spending per Capita, Services | MRA District **Apparel and Services Entertainment** Food away from home & Food at home \$1,053 \$1,677 Alcohol \$2,874 \$1,971 Reading \$67 Sports & Recreation \$86 Recreational Vehicles \$54 Snacks & Other Food \$990 Alcoholic Beverages \$263 Fruits and Vegetables \$527 Dairy Products \$311 Footwear \$230 Children's \$171 Meats, Fish, & Eggs \$664 TV/Video/Audio \$763 Women's \$361 Men's \$207 Food Away from Home \$1.707 Bakery & Cereals \$381

Source: Esri Business Analyst, 2017

## Leakage and Surplus

"Leakage" refers to money residents spend outside of the study area. "Surplus" refers to money spent in the study area by those living outside it. Leakage in a particular industry may indicate a commercial need that local businesses do not meet. Surplus in an industry indicates that customers are drawn into a defined area from beyond its boundaries for a particular service.

The Las Vegas MRA sees the greatest leakage from general merchandise stores, nonstore retailers, and motor vehicle and parts dealers. The Walmart Supercenter meets general merchandise needs for the region and represents the largest surplus in the city, attracting an estimated \$99M in visitor sales annually. Residents turning to nonstore

retailers (i.e., online retailers or call center purchases) to meet shopping needs represent another source of leakage. Other major leakage sectors are motor vehicle and parts dealers, and clothing and accessory stores.

In sheer number of sales, the furniture and food service sectors represent large surpluses for the MRA. Consumers who live outside the MRA accounted for 91% of furniture and home furnishing sales in 2017, representing a surplus of \$5,130,459. The majority of those customers live in the remainder of Las Vegas. For food service, the number was 72%, with a surplus of \$4,412,716. Other sectors with strong surpluses in the MRA include miscellaneous retailers, health and personal care stores, electronics appliance stores, and food and beverage stores.

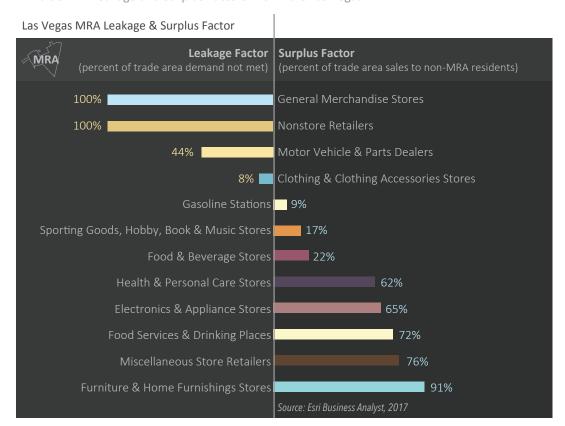


Exhibit 5-11: Leakage and Surplus Factors within the Las Vegas MRA

5-10 LAS VEGAS, NM MARKET STUDY

Exhibit 5-12: Leakage and Surplus Values within the Las Vegas MRA

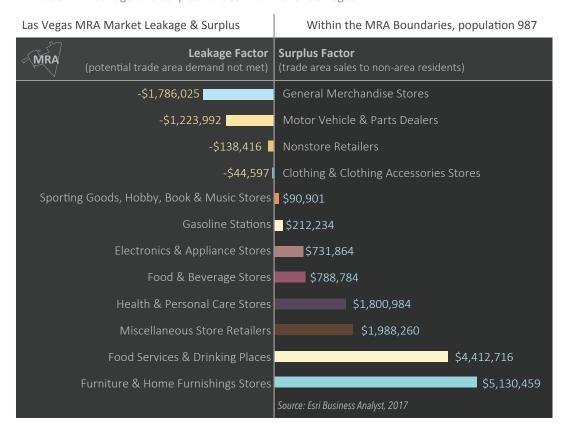
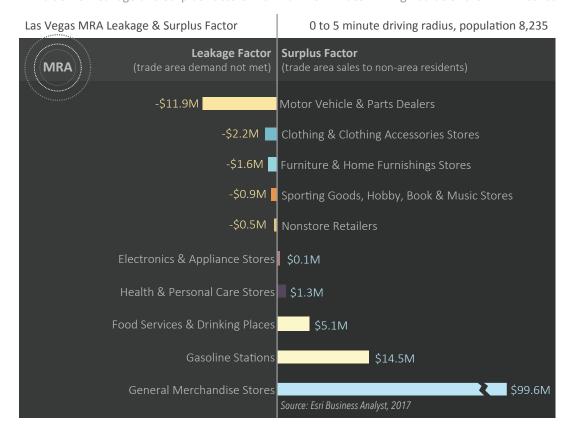


Exhibit 5-13: Leakage and Surplus Factors within a Five-Minute Driving Radius of the MRA District



#### Market Segmentation

As part of its demographics and economic development analysis, Esri has developed a market segmentation strategy it calls "Tapestry segmentation." It developed 67 distinctive market segments based on socioeconomic and demographic composition, arranged into 14 groups it terms "LifeModes."

Any attempt to categorize the diversity of the human condition carries inherent shortcomings, and Esri's tapestry segmentation is no different. At times problematic or even offensive, the segmentation does inform broad trends in spending behaviors for an overall population.

Exhibit 5-14 illustrates the percentage of the population within the MRA boundary, the City of Las Vegas, and San Miguel County categorized by "tapestry." Within the MRA, the "Small Town Simplicity" tapestry

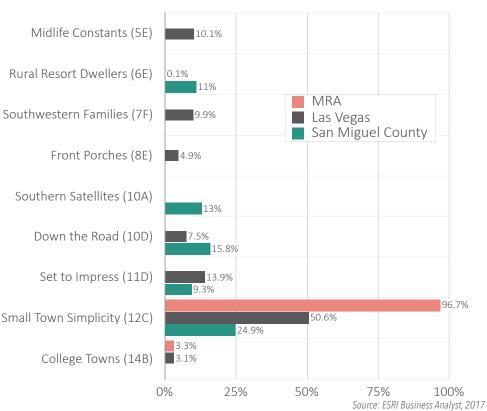
makes up the vast majority of residents, with a small percentage occupying the "College Town" tapestry.

Note that Esri only provides the top five tapestries in any geography. Approximately 25% of San Miguel County residents remain unaccounted for. However, one can infer that Midlife Constants, Southwestern

Families, Front Porches, and College Towns make up at least some of the remainder.

Esri describes the "Small Town Simplicity" tapestry as including "... young families and senior householders that are bound by community ties." Entertainment and leisure activities generally take place either at home — in the form of television and movies, video or mobile games, and gardening hobbies — or in the great outdoors, with activities like hunting and fishing. Compared to the nation as a whole, this market segment is older, has higher unemployment and lower labor force participation, and occupies mostly single-family homes with lower-than-average property values. One in four households in this segment are below the poverty level. Consumers tend to be price-conscious, keeping their finances simple and avoiding debt.

Exhibit 5-14: Comparative Populations by Characteristics

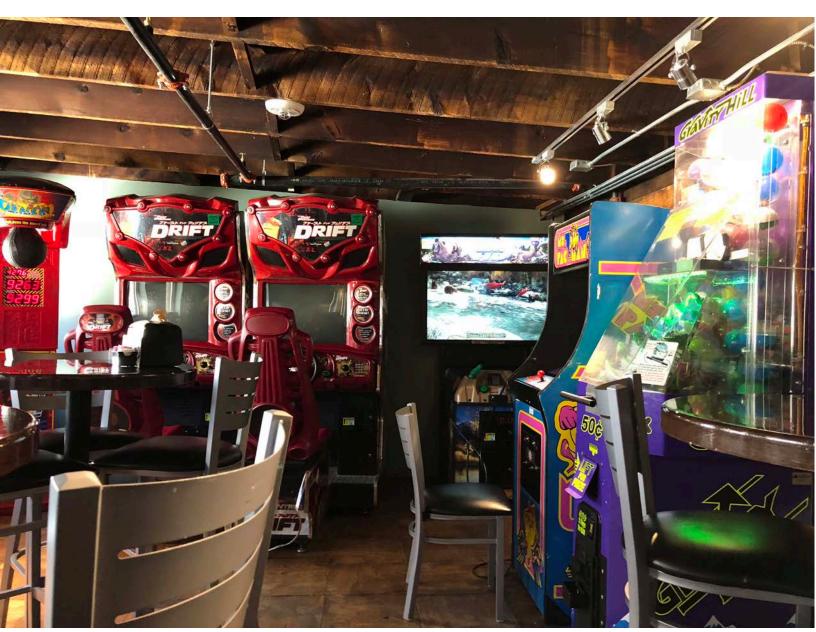


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The remainder of residents within the MRA fall under the "College Towns" tapestry. Residents within this segment typically are either students or staff and faculty at universities. Housing is largely dormitories or low-rent apartments, occupied by nonfamilies — i.e., roommates who are not related. The other portion is single-family homes, occupied by their owners. People

within this market segment tend to be thrifty, but spend money on fashionable clothes and environmentally friendly products. They often rely on online services for both socialization and shopping.

For descriptive definitions of all Esri tapestries identified in the city and county, please see the Appendix.



LC's Pizza Parlor on The Plaza. ARC photo

#### BUILDING INVENTORY

#### Windshield Survey

In January, 2018, the planning team conducted a study of the commercial corridor in the MRA. The team surveyed about 150 commercial parcels along Railroad Ave., Douglas Ave., and Bridge St., and noted the following attributes:

- Vacancy status
- Building condition
- Business type
- Hours of activity
- Historic appearance

## Vacancy Status

This survey classifies buildings currently undergoing renovation as vacant, including the Rawlins Building and the Castañeda Hotel. Some parcels, like the El Fidel parcel, contain multiple storefronts with varying vacancy status.

In the study area, 47 buildings were vacant, eight were vacant upstairs only, and four were vacant downstairs only. The study area contains 13 surface parking lots and 19 vacant lots.

In all, just under half, 49%, or 86, of the parcels surveyed were occupied buildings.

The high number of vacant buildings and lots presents both an issue and an opportunity. A high number of buildings are not currently contributing either to the business offerings or in local tax revenue to their full potential, but are contributing to a sense of neglect in the Downtown. However, these buildings and lots also represent potential opportunities for future businesses development. Downtown Las Vegas has the building stock available for growing into a thriving downtown business economy.

#### Condition Assessment

The two buildings undergoing renovation (Rawlins and Castañeda) were rated as "marginal" here, although their condition is expected to change in the near future.

Planners measured building condition from the outside and the survey does not reflect the condition of roofs or interiors. They rated buildings with marginal paint peeling and other minor appearance issues as being in "good" condition, while buildings with exterior deterioration and/or broken windows were "marginal." Buildings with apparent structural issues have a rating of "poor." Reports note buildings with severe structural issues, including two on Bridge St. and one in the Railroad District, however, exterior condition alone informed ratings for this survey.

A majority of buildings in the study area appear to be in good condition. Even if issues exist inside a building, most buildings

Exhibit 5-15: Vacancy Status

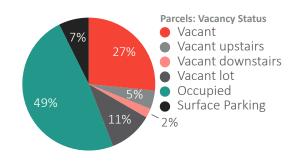
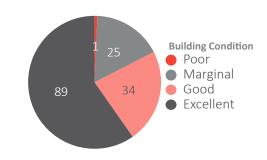


Exhibit 5-16: Building Condition



5-14 LAS VEGAS, NM MARKET STUDY

Exhibit 5-17: Building Condition Map

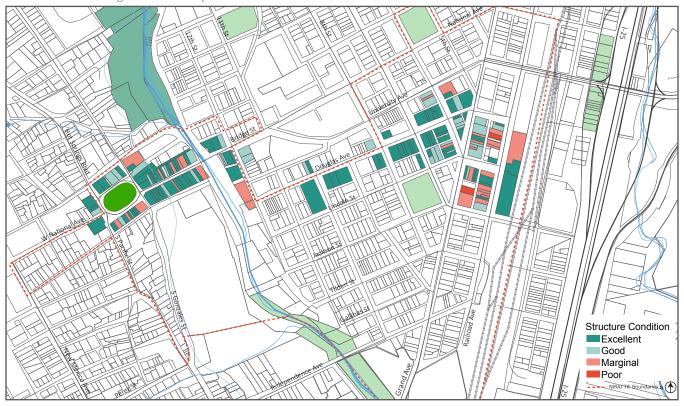


Exhibit 5-18: Vacancy Status Map



in the study area do not detract from the attractiveness of the area. Some stand-out exceptions include the building on the southwest corner of Railroad Ave. and Lincoln Ave., which has a collapsed roof.

The greatest cluster of blight is in the Railroad District, including along Grand Ave. where many buildings appear vacant and have peeling paint and/or broken windows. This circumstance is especially unfortunate because of their prominence, essentially serving as one of downtown's "front doors."

#### Condition & Vacancy

The vast majority of buildings in "marginal" condition, 21 of the total 25, are vacant. Of the buildings in "good" and "excellent" condition, 11 of each are vacant.

The study area currently has 22 vacant buildings in excellent and good condition. They could represent immediate opportunities for new businesses and uses in the area.

#### Hours of Operation

Thirteen establishments host evening activity in the study area, including a mortuary, two tattoo parlors, five restaurants, two hotels, a movie theatre, a bowling alley, and a ballroom. Together, they account for less than 10% of all establishments surveyed.

A well-functioning downtown core, especially in a college town, should have a variety of evening activities to draw people downtown both in the day and evening. Representatives from Highlands University and United World College have noted a demand for expanded



Exhibit 5-19: Map of Vacant Buildings, Land, and Surface Parking

5-16 LAS VEGAS, NM MARKET STUDY

Exhibit 5-20: Map of Areas with Mixed-Use Potential

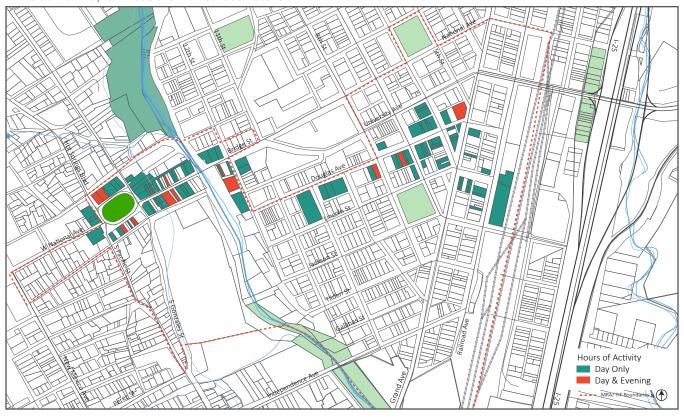


Exhibit 5-21: Map of Buildings with Mixed-Use Potential



# Benefits of Downtown Residential Units:

- o Increases property tax revenue
- o Contributes to downtown customer base
- o Improves walkability and safety of downtown
- o Highly desirable, especially to younger people
- o Improves the feeling of a bustling downtown
- Extends hours of activity
- Adds to the overall housing stock

nightlife opportunities. The development of the Indigo Theatre and bowling alley at JC's New York Pizza Department, as well as the establishment of Borracho's and The Skillet in the Plaza/ Bridge area, the development of the Serf Theatre in the Douglas area, and additional projects currently in development such as the Castañeda Hotel in the Railroad District are vastly improving evening options across all three downtown districts.

As momentum builds and additional uses are added, such as mixed-use residential and recreational activities, the MRA will be well on its way to becoming a vibrant and active city center.

#### Potential Mixed-Use Residential

Establishments with business on the ground floor and the potential for residential or offices on higher levels are categorized here as "mixed use." If they are used as residential, mixed-use buildings can greatly increase the activity in an area while providing much needed rental housing units. Mixed-use areas, especially in downtowns and on main streets represent the walkable, active neighborhoods that are highly sought after, especially by younger demographics and students.

The study area has many attractive and historic potential mixed-use buildings. They are clustered in the Plaza/ Bridge St. district and the Railroad District and most have existing uses downstairs. From planners' drive-by estimates, the study area has over 30 potentially mixed-use buildings, some of which may accommodate more than one apartment.

The City could encourage these areas to develop as college-town enclaves with more urban rental housing and plenty of shopping and activities.

#### **Business Inventory**

#### Business Type

The planning team categorized businesses in the study area according to general industries. Planners counted establishments that offer services in more than one category as belonging to several industries. For example, the Plaza Hotel is included as both "restaurant" and "accommodation."

"Services" is the most prevalent business type among MRA businesses. This group includes financial services, medical and wellness services, mechanical, community, and advisory services. Thirty-four of the 149 establishments surveyed provide the area with a service.

Retail is the second most prevalent use in the MRA area with 29 establishments. Offerings range from furniture to candy and gifts.

The area currently has two accommodation establishments: the Plaza Hotel and the El Fidel, which is an extended-stay establishment. The Castañeda will bring this tally to three when it opens and add to the restaurant total as well.

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The study area currently has 14 restaurants in the study area offering cuisines that include New Mexican, pizza, tacos, American, BBQ, and pastries.

Opportunities for entertainment are limited, but have improved significantly over 2009. The Serf Theatre on Douglas Ave. offers music and other entertainment; the relatively new Indigo Theatre on Bridge St. offers movies and JC's Pizza on the Plaza recently added bowling lanes. The Plaza Hotel has two ballrooms that can host events. The Kiva Movie Theatre on Bridge St. could provide additional entertainment opportunities if it reopens.

Offices and public sector buildings comprise the remainder of occupied nonresidential parcels in the study area.

#### Exhibit 5-22: Land Use in the Las Vegas MRA

#### Detailed Land Use

#### MRA Districts

A detailed mapping of land use within the MRA shows a varied retail corridor bordered predominantly by educational and residential uses. Bridge St. and the Plaza boast the highest concentration of retail uses and restaurants, with a lower concentrations on Douglas Ave. and 6th St.

Bridge St. and the Plaza area have a good mix of commercial uses and several vacant buildings as well, most notably at the east end of Bridge St. and along the southern edge of the Plaza. These buildings are opportunity sites to expand the retail and commercial offerings in the Plaza/ Bridge St. District.

A large amount of surface parking and vacant buildings on and near 8th St. north of Douglas could be repurposed to serve as a gateway area. With the proposed opening

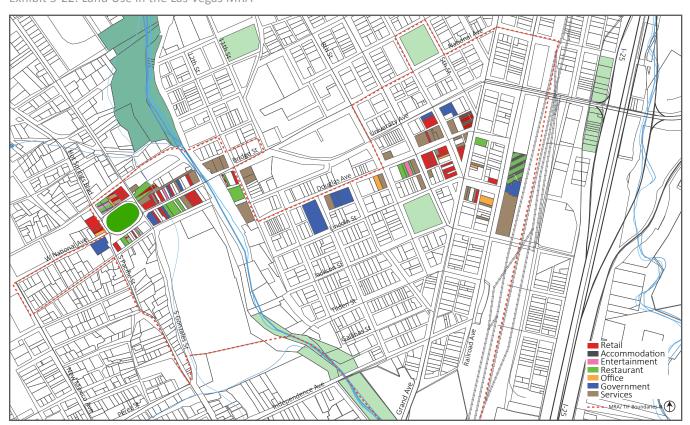


Exhibit 5-23: Top Uses by Count

of University Ave. to two-way traffic, the surface parking on the southwestern corner of 8th St. and University Ave. would be an ideal location for a welcoming or directional gateway pointing visitors to the Plaza, NMHU, the Douglas shopping district, and the Railroad District.

Grand Ave., between University Ave. and 7th St., with its attractive historic buildings and high vacancies, has the potential to develop into a valuable and attractive retail core. The area has on-street parking, but the sidewalk is not wide or buffered enough to eliminate a sense of vulnerability to the fast, two-lane traffic on Grand Ave. Adding planters or street trees would buffer pedestrians and improve the area's viability as a retail core.

Vacant buildings currently dominate the Railroad District, many of which are historic in character and could be restored as attractive storefronts and businesses or mixed-use development. Recent efforts to renovate apartment buildings in the area have proven to be successful. When the Castañeda Hotel opens, the area will likely see an uptick in development activity.

The Railroad district offers an excellent opportunity for public investment in an anchor project, such as reuse of the PNM building.

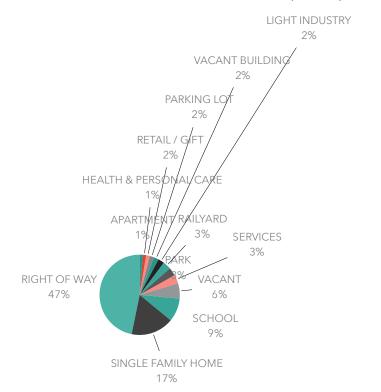
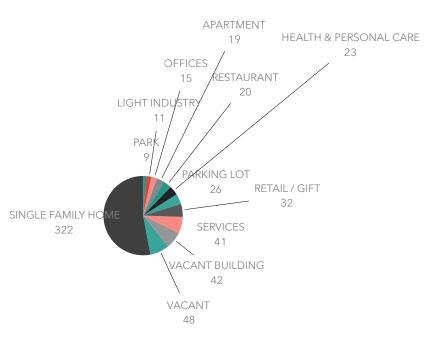


Exhibit 5-24: Top Uses by Acreage



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#### Educational Uses

Two very large school campuses are within walking distance of the retail corridor in the MRA: Highlands University and West Las Vegas High School.

While NMHU represents the greatest opportunity for interaction, the high school could also be an important partner in developing a rich and busy downtown core. An ongoing example is student work with the Hermit's Peak Watershed Alliance on river restoration. Other examples could include clean-up days, mural painting, and even internships and apprenticeships with local businesses.

University students should be welcomed into the community, with opportunities for shopping, eating, and recreation. Indigo Theatre and JC's Pizza work with the NMHU to provide students with vouchers. Such collaborations are good examples of working to bring students into the community and of fostering an overall "college town" feel.

#### Residential Uses

A significant residential area is located to the south of the commercial area in the MRA. For the most part, residences are single family, although some are duplexes and apartments. Unlike the residential areas near New Mexico Ave., the residential portion of the MRA has no vacant lots.

#### Parcels & Acreage

By far, the highest acreage of use in the MRA is the right-of-way, making up just under half of the total area with 279 acres or 49.89% of the total acreage in the MRA. Single-family homes make up the highest parcel count in the MRA at 322, and the second highest acreage with a total of 47.04 acres.

Vacant land and vacant buildings account for 90 parcels totaling just under 23 acres in the MRA. This amount represents significant room for growth in the MRA in the long term, and a symptom of current underuse.

Another 26 parcels in the MRA are dedicated to parking.

Retail, services, restaurants and offices all have significant parcel use, but the MRA has only two entertainment establishments and just one grocery store.

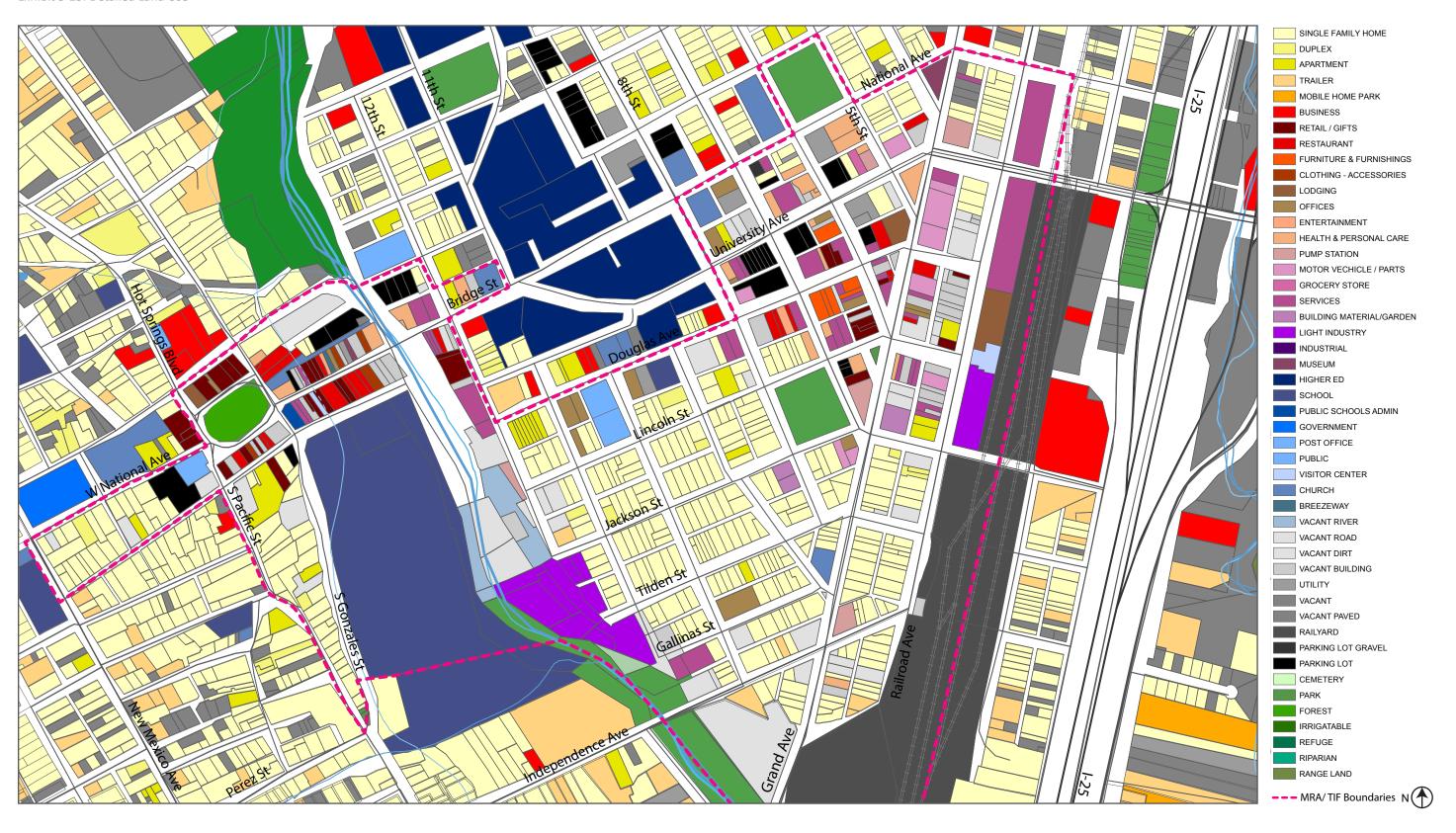
Esri Business Analyst reports that 32 retail businesses are within the MRA and 112 retail. businesses are within a five- to 10-minute driving radius.



Goods for sale at Paper Trail on Bridge Street. ARC photo

**5-22** LAS VEGAS, NM MARKET STUDY

Exhibit 5-25: Detailed Land Use



FINAL | May, 2018

**5-24** LAS VEGAS, NM

Exhibit 5-26: Land use by Parcel

| Land Use Type                       | Count | Acreage | % of total |
|-------------------------------------|-------|---------|------------|
| Single Family Home                  | 322   | 47.04   | 16.76%     |
| Vacant Undeveloped                  | 48    | 16.82   | 5.99%      |
| Vacant Building                     | 42    | 5.37    | 1.91%      |
| Services                            | 41    | 9.46    | 3.37%      |
| Retail / Gift                       | 32    | 4.11    | 1.46%      |
| Parking Lot                         | 26    | 4.67    | 1.66%      |
| Health and Personal Care            | 23    | 3.52    | 1.25%      |
| Restaurant                          | 20    | 2.38    | 0.85%      |
| Apartment                           | 19    | 3.49    | 1.24%      |
| Offices                             | 15    | 2.60    | 0.93%      |
| Light Industry                      | 11    | 6.80    | 2.42%      |
| Duplex                              | 9     | 1.34    | 0.48%      |
| Motor Vehicle / Parts               | 9     | 2.51    | 0.89%      |
| Park                                | 9     | 9.02    | 3.21%      |
| Other                               | 8     | 1.88    | 0.67%      |
| Furniture and Furnishings           | 6     | 0.93    | 0.33%      |
| Trailer                             | 5     | 1.01    | 0.36%      |
| Gas Station                         | 5     | 1.65    | 0.59%      |
| Vacant Paved                        | 5     | 0.59    | 0.21%      |
| Clothing - Accessories              | 4     | 0.46    | 0.16%      |
| School                              | 4     | 25.74   | 9.17%      |
| Vacant Road                         | 4     | 0.75    | 0.27%      |
| Building Material/Garden            | 3     | 0.85    | 0.30%      |
| Lodging                             | 3     | 1.75    | 0.62%      |
| River/ Bosque                       | 3     | 2.42    | 0.86%      |
| Entertainment                       | 2     | 0.24    | 0.09%      |
| Rail Yard                           | 2     | 8.97    | 3.20%      |
| Church                              | 2     | 0.73    | 0.26%      |
| Grocery Store                       | 1     | 0.16    | 0.06%      |
| Parking Lot Gravel                  | 1     | 0.11    | 0.04%      |
| Utility                             | 1     | 0.30    | 0.11%      |
| Visitor Center                      | 1     | 0.44    | 0.16%      |
| Breezeway                           | 1     | 0.07    | 0.03%      |
| Museum                              | 1     | 0.37    | 0.13%      |
| Fire Station                        | 1     | 0.30    | 0.11%      |
| Public                              | 1     | 0.50    | 0.18%      |
| Public Schools Administration       | 1     | 0.22    | 0.08%      |
| Quasi Public                        | 1     | 0.38    | 0.14%      |
| Post Office                         | 1     | 1.23    | 0.44%      |
| Right Of Way (Roads and Curbs, etc) |       | 279.47  | 49.89%     |
|                                     |       |         |            |
| Total Acreage minus Right Of Way    |       | 280.70  | 50.11%     |

#### MARKET ANALYSIS

#### **Employers**

Within the MRA boundaries, educational services employs 320, followed by public administration (243), accommodation and food service (222), retail (144), other services (104), and healthcare and social assistance (100).

In all, Esri Business Analyst reports that 1,913 people are employed within the MRA boundaries. Industries range widely from building material retail to legal services.

#### Businesses

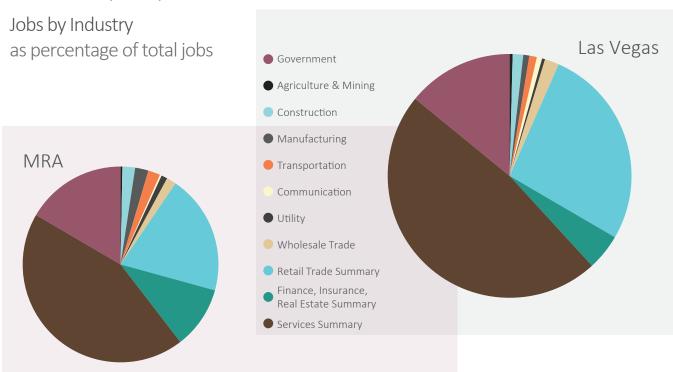
Public administration and other services account for 41 of the 199 businesses listed within the MRA by Esri Business Analyst. Finance and insurance, and healthcare and social services as shown in the table on the following page, account for another 31 businesses. Retail accounts for 25 businesses.

In the "retailers" category, aside from miscellaneous retailers (seven), furniture and home furnishings represent the largest number of businesses at six. Nearly all categories of retail are represented by at least one business, except for general merchandise and nonstore retailers (Internet businesses, call centers, and other non-brick-and-mortar establishments).

#### Regional Trends

The jobs profile of the MRA matches fairly well that of the city of Las Vegas as a whole. Also compared to the city as a whole, a slightly higher percentage of businesses is comprised of furniture stores and a lower percentage is general retail, but overall the trends are quite similar. Services account for the greatest share, followed by retail, then government.





5-26 LAS VEGAS, NM MARKET STUDY

Exhibit 5-28: Businesses and Employees by NAICS Codes

| MRA Businesses and Employees by NAICS Codes                     | Businesses | Employees |
|---|------------|-----------|
| Agriculture, Forestry, Fishing and Hunting                      | 1          | 4         |
| Mining  | 0          | 0         |
| Utilities   | 1          | 14        |
| Construction  | 5          | 31        |
| Manufacturing   | 1          | 9         |
| Wholesale Trade   | 4          | 23        |
| Retail Trade  | 25         | 144       |
| Motor Vehicle and Parts Dealers                                 | 2          | 9         |
| Furniture and Home Furnishings Stores                           | 6          | 40        |
| Electronics and Appliance Stores                                | 1          | 7         |
| Bldg Material and Garden Equipment and Supplies Dealers         | 1          | 11        |
| Food and Beverage Stores  | 1          | 22        |
| Health and Personal Care Stores                                 | 1          | 15        |
| Gasoline Stations   | 1          | 1         |
| Clothing and Clothing Accessories Stores                        | 2          | 3         |
| Sport Goods, Hobby, Book, and Music Stores                      | 2          | 4         |
| General Merchandise Stores                                      | 0          | 0         |
| Miscellaneous Store Retailers                                   | 7          | 31        |
| Nonstore Retailers  | 0          | 0         |
| Transportation and Warehousing                                  | 4          | 30        |
| Information   | 4          | 40        |
| Finance and Insurance   | 13         | 74        |
| Central Bank/Credit Intermediation and Related Activities       | 9          | 62        |
| Securities, Commodity Contracts and Other Financial Investments | 1          | 4         |
| Insurance Carriers and Related Activities; Funds, Trusts        | 2          | 8         |
| Real Estate, Rental and Leasing                                 | 2          | 12        |
| Professional, Scientific and Tech Services                      | 7          | 18        |
| Legal Services  | 4          | 9         |
| Management of Companies and Enterprises                         | 2          | 63        |
| Administrative and Support and Waste Management and Remediation | 0          | 0         |
| Educational Services  | 6          | 320       |
| Health Care and Social Assistance                               | 18         | 100       |
| Arts, Entertainment and Recreation                              | 2          | 10        |
| Accommodation and Food Services                                 | 11         | 222       |
| Accommodation   | 3          | 78        |
| Food Services and Drinking Places                               | 8          | 144       |
| Other Services (except Public Administration)                   | 20         | 104       |
| Automotive Repair and Maintenance                               | 1          | 4         |
|   | 21         |           |

# TRENDS & OPPORTUNITIES

As the largest retail center between Santa Fe, Raton, and Roswell, the City serves as a regional shopping hub, serving many northeastern New Mexico cities and small towns such as Mora and Santa Rosa. Las Vegas also has great tourist draw and potential with an impressive amount of intact historic city fabric and buildings. It is a picturesque and vibrant small town, and located just off of busy I-25 highway and within a short driving distance of New Mexico tourism hubs Santa Fe and Taos.

#### Capitalizing on Existing Assets

Improving tourist attractions should be a priority. The city's attractive historic accommodations and walkable commercial districts complemented by modern entertainment and attractions should be prioritized for promotion and development.

#### Film in Las Vegas

The city and region have an extremely rich film history. Over 50 movie and television productions have been filmed in Las Vegas, including some very popular and iconic titles such as *Easy Rider, Red Dawn, No Country for Old Men*, and, most recently the television series *Longmire*. This history should be on prominent display in the city in the form of mapping, a film museum, and/or plaques at the sites of iconic scenes. Publicizing this history is essential to creating appreciation of it.

#### Arts & Culture

Las Vegas has a rich cultural history and a deep well of traditional and modern artists and an innovative creative class. Although the city has a wealth of artistic talent, it remains somewhat under the radar. Members of the artistic community should develop events and attractions, expand gallery options, and design promotional material, wayfinding and public art. Already in place are the Las Vegas Arts Council, the Arts and Culture District, the NMHU Iron Tribe and other local arts and technology groups that are valuable assets and potential partners in developing the arts and culture economy in Las Vegas.

#### Museums

The City of Las Vegas Museum and Rough Rider Memorial is located on Mills Ave.. just north of University Ave. It was named after Teddy Roosevelt's Spanish American War volunteer group that held reunions in Las Vegas after their time in service. The museum should be retooled, organized and redesigned to showcase its historic memorabilia. On Bridge St., the Citizens Committee for Historic Preservation curates public exhibitions on the history of Las Vegas. The recently developed E. Romero Firehouse on Bridge St. is the newest addition to Las Vegas' museum assets, with specialized focus on acequias and fire trucks. The valuable and rich history of the city provides an opportunity for additional history showcases focused on the popular, often dramatic, but also culturally, architecturally and historically significant past.

5-28 LAS VEGAS, NM MARKET STUDY

#### Did you know...

- Doc Holliday opened a dental practice and saloon on Lincoln Ave. south of Grand Ave. in 1879, but was shortly run out of town by a lynch mob for shooting a man in his saloon in July of that year. The shooting is Doc Holiday's first known homicide.
- Reportedly, the Las Vegas Optic obtained Billy the Kid's index finger, sent in a jar from Fort Sumner. The newspaper reported the incident:
  - It [his finger] is well-preserved in alcohol and has been viewed by many in our office today. If the rush continues we shall purchase a small tent and open a side show to which complimentary tickets will be issued to our personal friends.
- During the city's "notorious days" (around 1880), Las Vegas was called home or visited by a rainbow of colorful characters, including Doc Holliday, Big-Nose Kate, Jesse James, Billy the Kid, Bob Ford, Wyatt Earp, Rattlesnake Sam, Cock-Eyed Frank, Web-Fingered Billy, Hook Nose Jim, Stuttering Tom, Durango Kid, Handsome Harry the Dancehall Rustler, Vicente Silva and his gang, and Belle Sidons (alias Monte Verde).

Source: © Kathy Weiser/Legends of America, updated April 2018 https://www. legendsofamerica.com/nm-lasvegas/2/



Vintage Items on Display on Bridge Street. ARC Photo

#### Promotion

The city should continue working with the state on promotion and establish a comprehensive, high quality marketing identity and brand. This effort should include community input and be geared to appeal to a wide and variable segment of potential customers.

Las Vegas should improve the accessibility of its assets by developing clear, easy-to-access resources such as maps, mobile apps and a community calendar to help visitors learn about and find historic attractions, events and shows, local arts assets, retail stores, and recreational attractions. Such resources currently need improvement. Visitors, potential visitors, and even residents who wish to enjoy Las Vegas can have difficulty finding attractions.

The City has other resources that can contribute to promotion. It should work with local school IT programs, historians, community, arts, and historic groups, state film liaison, and web site development talent to design and publish information about tourist attractions and events, and develop a mobile app with maps of attractions and a current events calendar.

## Potential Economic Development

Outdoor recreation is fast becoming an essential element of western economic development efforts. With its lakes, mountains, ranches, and prairies, the Las Vegas area has vast untapped outdoor recreational opportunities. The City should work with San Miguel County to develop and promote recreational assets across the region and provide accommodations and support services such as bike rental shops.

Improving regional shopping opportunities should be another focus for the area. Walmart, at the north end of town, attracts a massive spending stream, and small, locally owned retail is fairly well represented in Las Vegas, but mid-size, more specialized retail is not available. People in Las Vegas and the region take their dollars to Santa Fe, or even Albuquerque to shop at Trader Joe's or T.J. Maxx, for example. Several vacant buildings in the MRA could accommodate mid-size stores and the City should actively work to recruit them. The west side of Las Vegas is a food desert and attracting a mid-sized grocery such as Trader Joe's would be a great accomplishment.

Note: Trader Joe's is known for its willingness to set up shop with surface parking lots that are smaller than most American retailers demand. If additional parking were developed south of the Plaza, the Navajo Textiles building could be an ideal location for such an establishment.

Opposite: Goods for Sale at Blowin' in the Wind on Bridge Street. ARC Photo

5-30 LAS VEGAS, NM MARKET STUDY





# PRIORITY PROJECTS MASTER PLAN RECOMMENDATIONS & PROJECTS



#### OPPORTUNITY SITES

## Plaza / Bridge Street District

Named by the American Planning Association in 2013 as one of the Great Places in America, Bridge Street between the Gallinas River and the Plaza is an example of a great American Main Street.

Located in the finest example of New Mexico's territorial-era commercial districts, Bridge Street blends its "Wild West" origins as a crossroads along the Santa Fe Trail with a heterogeneous mix of restored Greek Revival, Italianate, Georgian Revival, Queen Anne, Neoclassical, and Colonial Revival architecture constructed after the Atchison, Topeka and Santa Fe Railroad arrived in 1879 and unleashed a building boom.

Source: APA Great Streets designation Summary https://www.planning.org/greatplaces/streets/2013/bridgestreet.htm

The street has a wide variety of small, local retail shops and several restaurants, with the potential to continue to diversify into the several vacant buildings there.

The vacant Estella's Café faces structural deterioration, including a damaged roof, and should be prioritized for stabilization and redevelopment.

Retail, entertainment, restaurant and accommodation options have all been on the rise in the district, and currently

cover a wide variety of needs. Continuing the trend of commercial diversification should be encouraged. Downtown has a dearth of recreational opportunities, and the community has expressed a desire for improved options. Improving and expanding the River Walk and River Walk Park will add a much needed outdoor element to the shopping district and should be accompanied by improved wayfinding, informational and gateway signage.

Parking is adequate in the district for the most part, but underused public parking at the police station on the Plaza should have directional signage. To expand event parking and potential future parking needs, the City potentially could expand the public lot, but it would require purchasing the small private parcel at the corner of Moreno and South Pacific Streets.

The Plaza Park is the city's central gathering place. Featuring a gazebo for music, sidewalks and trees, the Plaza hosts several local events, including the popular 4th of July Fiestas. While the landscaping in the Plaza Park is attractive and well kept, the island median at the west end of Bridge St. needs landscaping and possibly the addition of a sculpture or gateway. Repurposing the three-sided gateway sign currently on Mills Ave. at University Ave. with new text would be an attractive addition.

The Navajo Textiles building at the southeast corner of the Plaza has been vacant for many years, but is reportedly in excellent condition inside. One of the larger buildings in the Plaza/ Bridge Street district, it represents significant potential for redevelopment.

6-2 LAS VEGAS, NM PRIORITY PROJECTS

Exhibit 6-1: West Bridge Street, Existing



Source: City of Las Vegas Website, http://www.lasvegasnm.gov/

Exhibit 6-2: West Bridge Street, Proposed



#### Douglas Avenue District

The Douglas Avenue commercial district features many attractive historic buildings, a performance venue, restaurants, and furniture stores, but Douglas Ave. between 8th St. and Mills Ave., and 6th St. between Douglas Ave. and Mills Ave., in particular rivals Bridge St. as an attractive built environment with handsome historic buildings.

The area features retail that serves local furniture shoppers and services, but has few establishments attractive for browsing, shopping and strolling, and so is less popular than Bridge St. The area holds great potential to become an important attraction with the addition of a wider variety of small retail shops.

This area also has two larger, vacant retail buildings that could house grocery or general merchandise shops, or even light industry. The former Bealls building at 9th and Douglas Avenues is a two-story building with a large glass store front. Another vacant large onestory retail building is caddy-corner from that.

The historic, stone Masonic building near 7th St. and Douglas Ave. is also currently vacant and could house a mid-sized department or grocery store.

#### The Railroad District

The Railroad District is Las Vegas' greatest potential as a catalytic development area.

With the Castañeda and Rawlins Building undergoing restoration, redevelopment plans rumored for the large Moonlite Welding building north of the Castañeda, and shovel-ready street improvement plans for Railroad and Lincoln Avenues, the area is poised to become the next redevelopment focus in Las Vegas. The district has many vacant and underused historic buildings, and several potential mixed-use buildings that could be redeveloped to expand housing options in the MRA.

The PNM building is possibly the greatest current opportunity in the district. The City should conduct a feasibility study to establish best potential uses, including possibly housing the City's municipal offices. A grand, centrally located City Hall in the Railroad District would complement the restored train depot and visitor center next door, and would balance the municipal cluster of county government facilities at the west end of the MRA.

**6-4** LAS VEGAS, NM PRIORITY PROJECTS



Source: Las Vegas MRA Downtown Action Plan, 2009



Source: Las Vegas MRA Downtown Action Plan, 2009

6-6 LAS VEGAS, NM PRIORITY PROJECTS

| Task  | Responsible Party                   | Time frame         | Cost         | Funding Source                        |
|---|-------------------------------------|--------------------|--------------|---------------------------------------|
| Implement wayfinding installation   | CoLV, NMHU, NMDOT                   | 1-2 years          |              |                                       |
| Develop University Ave. as a two-way street between 8th St. and National Ave.   | CoLV, NMHU                          | 1 year             |              |                                       |
| Develop MOU with Highlands University ceding ownership of University Ave. between 8th St. and 11th St. to the University  | CoLV, NMHU                          | 6 months           | Staff hours  |                                       |
| Work with NMHU and New Mexico Department of Transportation (NMDOT) to complete the opening of University Ave. to two-way traffic                                  | CoLV, NMHU, NMDOT                   | 1 year             |              | NMHU                                  |
| Develop shop plans and drawings of signage and begin installation   | CoLV                                | 1-2 years          |              | San Miguel County Lodger's Tax        |
| Request that DOT erect a sign at the University exit directing people to Downtown / Plaza and NMHU  | CoLV, NMDOT                         | 6 months           | Staff hours  |                                       |
| Develop and install gateways to welcome visitors into Las Vegas, designed in accordance with NMDOT standards  | CoLV, NMDOT, MSdLV                  | 1-2 years          |              |                                       |
| Repurpose / relocate the three-sided sign at the southeast corner of Grand Ave. and University Ave.   | CoLV, MSdLV                         | 1-2 years          |              |                                       |
| Expand wayfinding efforts beyond the Downtown/MRA area to include all Las Vegas exits and attractions   | CoLV                                | 2-3 years          |              |                                       |
| Enact Tax Increment Financing (TIF) in the MRA  | CoLV, SMC                           | 6 months           |              |                                       |
| Adopt a TIF ordinance establishing start and end dates, and reaffirming boundaries  | CoLV, SMC                           | 6 months           | Staff hours  |                                       |
| Formally request that the County Assessor establish baseline property values in the TIF district and establish a separate account to hold TIF funds               | CoLV, SMC                           | 6 months           | Staff hours  |                                       |
| Continue to expand and improve the Gallinas River Walk and Park   | CoLV, HPWA/GRPC                     | Ongoing            |              |                                       |
| Support HPWA/ GRCP efforts to restore the Gallinas River ecology  | CoLV, HPWA/GRPC                     | Ongoing            |              |                                       |
| Improve pedestrian amenities along the trail, including benches, paving, and lighting   | CoLV, MSdLV                         | 1-2 years          |              | TIF, ICIP                             |
| Improve and expand recreational opportunities along the river   | CoLV, HPWA/GRPC                     | 1-2 years          |              |                                       |
| Promote and protect the cultural heritage associated with the river and local agricultural traditions   | CoLV, various community groups      | 3-4 years          |              |                                       |
| Improve connectivity between the NMHU campus and River Walk   | CoLV, HPWA/GRPC, NMHU               | 1-2 years          |              |                                       |
| Connect the River Walk to the bike path that NMDOT plans to install as part of its Grand Ave. project   | CoLV, HPWA/GRPC, NMDOT              | 3-4 years          |              |                                       |
| Protect historic assets in Las Vegas, NM  | CoLV, MSdLV, ACD, CCHP              | Ongoing            |              |                                       |
| Expand Historic Cultural Historic Overlay Zones   | CoLV, MSdLV, ACD, CCHP              | 1-2 years          | Staff hours  |                                       |
| Support work to list historic assets on state and national registers  | CoLV, MSdLV, ACD, CCHP              | Ongoing            |              |                                       |
| Act preemptively in extreme cases to protect essential historic assets (i.e., Estella's)  | CoLV, MSdLV, ACD, CCHP              | 1-2 years, Ongoing | \$60-100,000 | Certified Local Government (CLG)Grant |
| Work actively with community groups to identify and secure historic preservation tools.   | CoLV, MSdLV, ACD, CCHP, SHPO        | Ongoing            |              |                                       |
| Work with property owners to protect, maintain, and restore historic buildings  | CoLV, MSdLV, ACD, CCHP, SHPO        | Ongoing            |              |                                       |
| Apply for a CLG grant to update historic districts' surveys and designations  | CoLV, MSdLV, ACD, CCHP, SHPO        | 3-4 years          |              |                                       |
| Support and promote economic development in the MRA   | CoLV, MSdLV, LVEDC                  | Ongoing            | \$50,000     | NMHU, MainStreet, TIF                 |
| Identify and promote economic development incentives such as LEDA and TIF funds   | CoLV, MSdLV, LVEDC                  | 1-2 years          |              |                                       |
| Work with area schools and businesses to develop apprenticeship / internship programs   | CoLV, LVEDC, Schools and Businesses | 2-3 years          |              |                                       |
| Support business incubators, maker spaces, and artisanal crafts   | CoLV, various community groups      | Ongoing            |              |                                       |
| Enable the best use of the PNM building in the Railroad District  | CoLV, PNM                           | 1-2 years          |              |                                       |
| Work with PNM to enable exchange of city property for PNM building in Railroad district   | CoLV, PNM                           | 1-2 years          |              |                                       |
| Conduct a feasibility study to determine the highest and best use of the building and grounds   | CoLV                                | 1-2 years          | \$30,000     | Municipal funds, TIF                  |
| Enable realization of best use, including holding deed for future a project, or relocating Municipal Services to the PNM building                                 | CoLV, PNM                           | 1-2 years          |              |                                       |
| Continue work to beautify and improve the MRA district  | CoLV, MSdLV                         | Ongoing            |              |                                       |
| Install and maintain additional street trees and planters, and improve and expand lighting, landscaping, and sidewalks  | CoLV, MSdLV                         | Ongoing            |              |                                       |
| Support the Great Blocks on Railroad District project at the intersection of Lincoln Ave. and Railroad Ave., including pledging support and grant match as needed | CoLV, MSdLV                         | 1-2 years          |              |                                       |
|   |                                     |                    |              |                                       |

FINAL | May, 2018

METROPOLITAN REDEVELOPMENT ACT PLAN 6-7

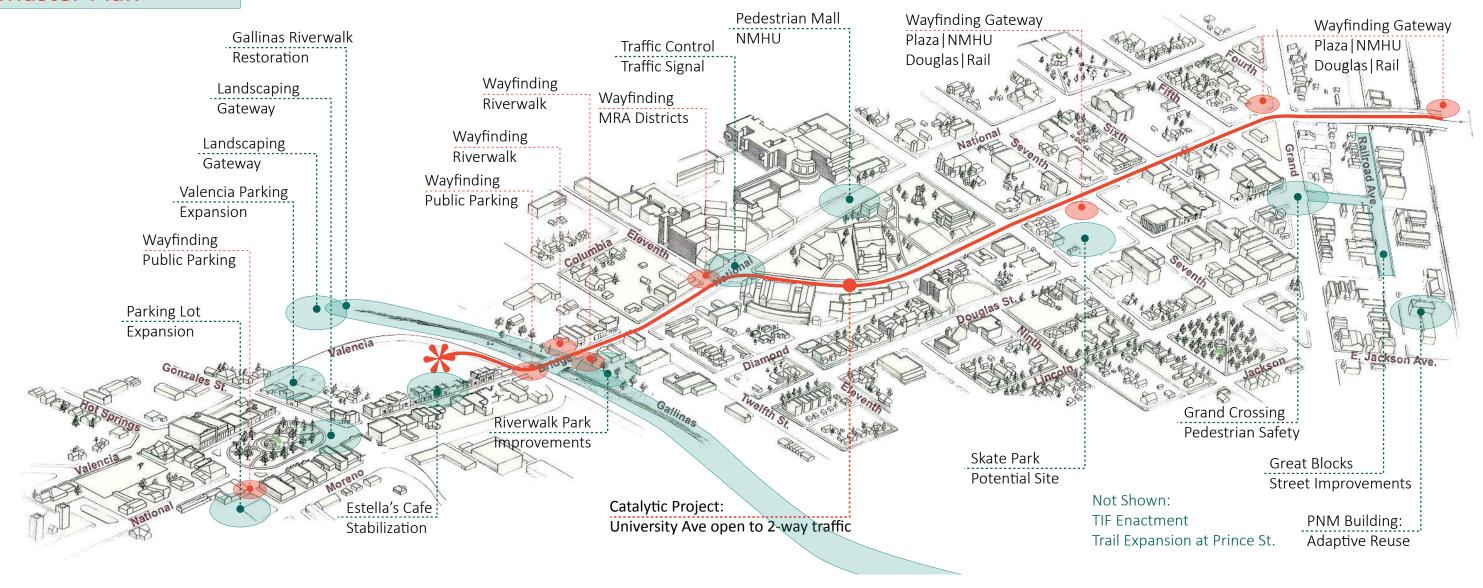
| Task Task  | Responsible Party                  | Timeframe | Cost                            | Funding Source          |
|--|------------------------------------|-----------|---------------------------------|-------------------------|
| Prioritize projects that improve walkability and encourage pedestrian activity   | CoLV, MSdLV                        | Ongoing   |                                 |                         |
| Encourage and enable an expansion of public art installations across downtown  | CoLV, MSdLV                        | Ongoing   |                                 |                         |
| Develop a street trees plan to regularly replace and maintain the urban canopy in Las Vegas  | CoLV, LVTB                         | 1-2 years |                                 |                         |
| mprove Pedestrian Safety and Accessibility in the MRA  | CoLV, NMDOT                        | Ongoing   |                                 |                         |
| Install "yield-to-pedestrians" signs in the center lane on Bridge St. at crosswalks  | CoLV                               | 6 months  |                                 |                         |
| Request that NMDOT install a crosswalk on Grand at Lincoln Ave.  | CoLV, NMDOT                        | 1-2 years |                                 |                         |
| Expand walking and multi-modal trails connecting Downtown to the greater community   | CoLV, MSdLV                        | Ongoing   | \$250,000 per mile              | ICIP, NMDOT, FHWA, HPWA |
| Expand efforts to promote Las Vegas and the MRA area   | CoLV, MSdLV                        | Ongoing   |                                 |                         |
| Consolidate and promote an events calendar and attractions map for visitors and residents  | CoLV, MSdLV, LCC, community groups | 6 months  |                                 |                         |
| Develop and distribute a historic walking tour map of buildings / film sites   | CoLV, CCHP                         | 1-2 years |                                 |                         |
| Establish and maintain a consolidated presence on social media (Facebook, Instagram) to promote businesses and events                                    | CoLV, community groups             | 1-2 years |                                 |                         |
| Continue working with New Mexico True and San Miguel County to promote the city  | CoLV, NMFA                         | Ongoing   |                                 |                         |
| Support local artists and promote the arts community   | CoLV, community groups             | Ongoing   |                                 |                         |
| Support and promote traditional and modern artists and craftspeople in Las Vegas   | CoLV, community groups             | Ongoing   |                                 |                         |
| Work with local groups, galleries, artists, and business people to develop arts and cultural attractions and events                                      | CoLV, community groups             | Ongoing   |                                 |                         |
| expand and improve recreational opportunities in Las Vegas   | CoLV, MSdLV, CoLV, HPWA/GRPC       | Ongoing   |                                 |                         |
| Allocate funding to conduct a feasibility study to determine the best location for a skate park  | CoLV                               | 6 months  |                                 |                         |
| Develop a public skate park  | CoLV                               | 1-2 years | \$75,000                        | ICIP                    |
| Encourage and develop additional recreational activities downtown including a playground   | CoLV, MSdLV, CoLV, HPWA/GRPC       | Ongoing   | \$75,000                        | ICIP                    |
| Relocate James A. Marrujo playground equipment to a more appropriate and accessible area within the Railroad District                                    | CoLV, MSdLV                        | 3-4 years |                                 |                         |
| xpand transportation options and improve the City's capacity to implement ransportation projects   | CoLV, MSdLV                        | Ongoing   |                                 |                         |
| Coordinate the establishment of a trolley route running between Downtown and the Railroad District   | CoLV, MSdLV                        | 6 months  | \$40,000 (initial capital only) |                         |
| Consider working with area schools to expand bike share and bus services   | CoLV, MSdLV, area schools          | 3-4 years |                                 |                         |
| Conduct an audit to inventory all City-owned streets   | CoLV                               | 1-2 years |                                 |                         |
| Ainimize the prevalence of vacant buildings in the MRA   | CoLV                               | Ongoing   |                                 |                         |
| Establish incentives and disincentives to decrease the number of vacant buildings in Downtown. Consider the options presented on page 6-27 of this plan. | CoLV                               | 3-4 years |                                 |                         |
| Develop zoning and permitting tools that incentivize development   | CoLV                               | 3-4 years |                                 |                         |
| Expand public parking and reduce parking requirements for downtown businesses  | CoLV                               | 2-3 years |                                 |                         |
| Streamline the building permit process by supporting state permit approvals or consider hiring a building inspector                                      | CoLV                               | Ongoing   |                                 |                         |
| mprove the availability and variety of housing in the MRA  | CoLV                               | Ongoing   |                                 |                         |
| Support the development of new mixed-use housing as infill development in Downtown   | CoLV                               | Ongoing   |                                 |                         |
| Offer a mixed-use development tools resource guide for property owners   | CoLV, MSdLV                        | 1-2 years |                                 |                         |
| Identify incentives, such as LEDA funds, to offer to promote mixed-use development   | CoLV, MSdLV, LVEDC                 | 1-2 years |                                 |                         |

| Abbreviation | Entity                                  | Abbreviation | Entity  | Abbreviation | Entity   |
|--------------|---|--------------|---|--------------|--|
| CoLV         | City of Las Vegas                       | MSdLV        | MainStreet de Las Vegas                                 | NMHU         | New Mexico Highlands University  |
| NMDOT        | New Mexico Department of Transportation | SMC          | San Miguel County                                       | HPWA/GRPC    | Hermit's Peak Watershed Alliance/ Gallinas River Park<br>Collaborative |
| ACD          | Las Vegas Arts and Culture District     | CCHP         | Las Vegas Citizen's Committee for Historic Preservation | LVEDC        | Las Vegas/ San Miguel Economic Development Corporation                 |
| PNM          | Public Service Company of New Mexico    | LCC          | Luna Community College                                  | LVTB         | Las Vegas Tree Board   |

6-8 LAS VEGAS, NM

# Master Plan Recommendations

Las Vegas, NM MRA Master Plan



FINAL | May, 2018

METROPOLITAN REDEVELOPMENT ACT PLAN 6-9

6-10 LAS VEGAS, NM

#### WAYFINDING

#### PRIORITY 1

#### Wayfinding | two-way traffic on University Avenue to Downtown

The 2009 MRA plan recommended a wayfinding plan for the Metropolitan Redevelopment Area (MRA), and proposed a conceptual design vocabulary for signage. Other efforts since 2009 have moved incrementally forward in achieving this goal.

This plan builds on those efforts by:

- Establishing a priority vehicular route
- Resolving critical circulation issues
- Offering proposed locations and vocabulary for vehicular directional signage and pedestrian orientation signage
- Delineating a detailed step-by-step action plan for achieving wayfinding goals

An adjustment to vehicular circulation is critical to improving wayfinding throughout the MRA. At present, University Ave. allows only east-bound one-way traffic on a critical portion. This configuration disorients visitors, often resulting in visitors never finding the Plaza and Bridge St. area. By opening the road to east-bound traffic along its length, visitors

will be naturally funneled into Downtown. As an added benefit, traffic will decrease along National Ave. between 8th and 11th Streets, a major crossing point for N.M. Highlands University (NMHU) students, and pedestrian safety will be improved.

NMHU owns this critical portion of University Ave., and has expressed full-throated support for this proposal — potentially as a first step in a larger project to create a pedestrian mall on National Ave. between 8th and 11th Streets.

Opening University Ave. is the critical first step to realizing wayfinding in Las Vegas.

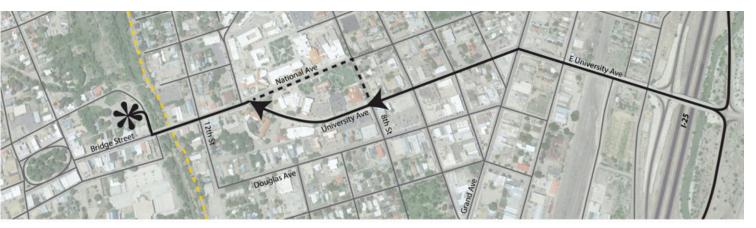
With the road open to east-bound traffic, signage directing visitors to all MRA districts can be put in place.

To accomplish this critical step, an existing island on National Ave. at the intersection with University Ave., must be removed and a traffic control put in place.

#### Future Plans

The Downtown/MRA is the focus of this first phase of wayfinding implementation The City should conduct a wayfinding study for the north and south interstates exits and the rest of Las Vegas in phases.

Exhibit 6-7: Proposed Route to Valencia Parking Lot via Reoriented University Avenue



#### Implementation Plan

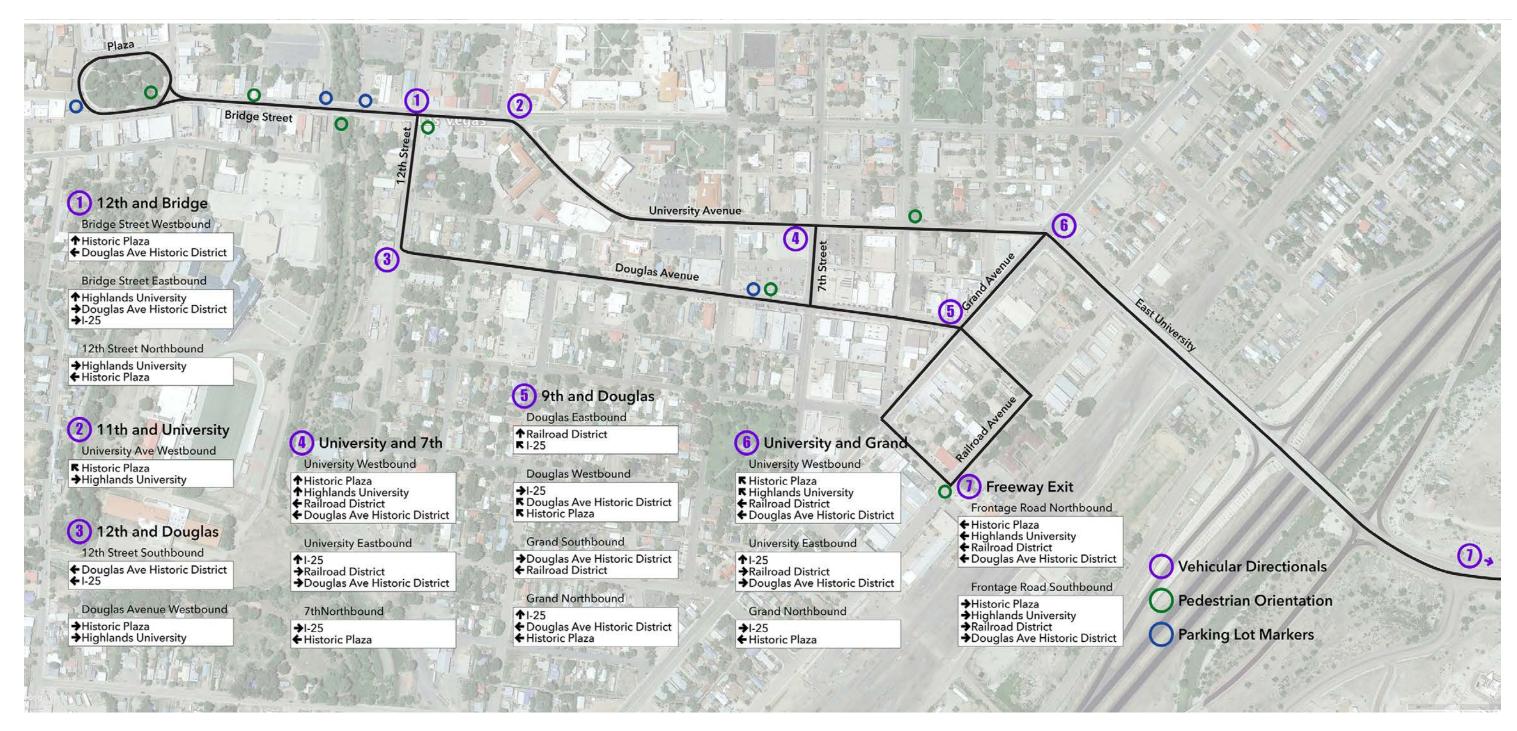
- I. Develop University Ave. as a twoway street between 8th St. and National Ave., feeding traffic into Downtown
- Confirm NMHU ownership of National Ave. between 8th and 11th Streets
  - Enter into a legally binding, permanent agreement (memorandum of understanding or MOU) with NMHU recognizing the University's ownership of the street to enable circulation improvement and campus safety projects
- Work with NMHU and New Mexico
   Department of Transportation (NMDOT)
   to complete the opening of University
   Ave. to two-way traffic
- Support redesigning National Ave.
   between 8th and 11th Streets to improve pedestrian safety and campus unity
- II. Develop shop plans and drawings of signage and begin installation
- Plans should include signage quantity, location, and verbiage to follow the signage program included in this plan
- Include vehicular and pedestrian signage directing people to areas of interest, such as the Plaza, commercial districts, the riverwalk, and parking areas (including the Valencia lot and the parking lot behind the police station)

- III. Request that DOT erect a sign at the University Exit directing people to Downtown/ Plaza and NMHU
- Signs should be placed along I-25 and at the top of the off-ramp, visible from the stop sign and directing drivers to the Downtown Historic Plaza, Railroad District and New Mexico Highlands University
- IV. Develop and install gateways designed in accordance with NMDOT standards and designs to welcome visitors into Las Vegas
- Locate gateway signage in accordance with the signage plan included in this plan
- Consider working with NMHU Iron Tribe on the design and fabrication of gateways
- Repurpose / relocate the three-sided sign at the southeast corner of Grand Ave. and University Ave., possibly to the island median east of Plaza Park.
- V. Expand wayfinding efforts beyond the Downtown/MRA area to include all Las Vegas exits and attractions
- Future phases should place signage at the two other I-25 exits and along portions of Grand and New Mexico Avenues and other major roads, and at the proposed truck stop on north Grande Ave.
  - Cooperate with NMDOT to install wayfinding signage at all interstate exits directing visitors to city attractions.

6-12 LAS VEGAS, NM PRIORITY PROJECTS

#### Wayfinding Plan

Exhibit 6-8: Proposed Programming and Verbiage for a Wayfinding System



#### **NMHU**

The planning team consulted with NMHU leadership several times about the University Ave. project. The University has expressed enthusiastic support for the proposed circulation route and indicated interest in opening the University-owned portion of University Ave. (between 8th and 11th Streets) to two-way traffic to funnel traffic downtown. The city should work with the University to remove the existing island at University and 11th St. and install traffic control.

Note: NMDOT will only install directional signage for the Downtown / MRA area at one exit. Signs at the north and south exits should direct visitors to other Las Vegas attractions.

FINAL | May, 2018

**6-14** LAS VEGAS, NM

#### TAX INCREMENT FINANCE DISTRICT

#### Implement Tax Increment Financing (TIF) in the MRA

In 2009, with the adoption of the MRA Downtown Action Plan, the City of Las Vegas adopted a tax increment financing (TIF) district as well. The TIF district has the same boundaries as the MRA.

At the time of the district's adoption, the City of Las Vegas met legal requirements for notification of property owners within the TIF district. The TIF district's adoption is still valid, and the City can enact it at any time.

A tax increment financing district allows a municipality to define a geography within an MRA and use the taxes from future property tax increases to redevelop the area. It sets a baseline property value and taxes from that baseline continue to flow to their usual recipients. Tax increases due to property value increases, however, are set aside and used exclusively within the TIF district for improvement and redevelopment projects. As redevelopment and improvements progress in the area, property values continue to increase and the TIF fund increases to pay for more improvement and redevelopment projects. Thus, the process creates a positive feedback loop that enables communityfocused improvements.

A municipality enacts a TIF by establishing start and end dates. Ideally, it should set the start date before completion of any large projects in order to capture the increment that results.

In the Las Vegas MRA, it is essential that the TIF be enacted before the Castañeda Hotel opens.

#### PRIORITY 1

When the TIF expires, all property taxes are directed back to their usual recipients. The usual property tax recipients never lose this source of funding, as they continue to receive the baseline tax revenues throughout the life of the TIF. When the TIF expires, this source of funding is larger than it would have been otherwise.

This plan outlines the steps the City should take to enact the MRA TIF. State legislators are currently working to add additional TIF funding streams options, such as GRT.

#### Implementation Plan

I. Adopt a TIF ordinance establishing start and end dates, and reaffirming boundaries

II. Formally request that the County Assessor establish baseline property values in the TIF district

Note: County Assessors are legally required to comply with this request

III. Formally request that the County Assessor establish a separate account to hold TIF funds

IV. As TIF functionality expands at the state level, incorporate additional funding streams to the MRA TIF

#### GALLINAS RIVER

#### PRIORITY 1

# Continue to expand and improve the Gallinas River Walk and Park

As the seam binding east and west Las Vegas, the base of traditional agriculture, and the city's richest ecological resource, the Gallinas River plays a central role in Las Vegas.

In continuing efforts to restore the river's ecology, support and encourage development of multimodal amenities and community attractions along the river.

The City should continue to encourage the built environment along the river to open access to the river.

#### Implementation Plan

- I. Support HPWA/ GRCP efforts to restore the Gallinas River ecology
- Prioritize developing a healthy, restored river ecology
  - Support HPWA/ GRPC efforts and restoration projects
  - Use ecologically appropriate approaches and plant species in city projects that affect river and riparian ecology
  - Work with the New Mexico
     Department of Game & Fish to
     restock the river with fish
  - II. Improve pedestrian amenities along the trail, including benches, paving, and lighting

### III. Improve and expand recreational opportunities along the river

- Install a playground near Bridge St., ideally with equipment that reflects the historical context of Las Vegas
- Work with NMHU and United World College (UWC) to expand access for recreational bicycles, fishing gear and kayaks
- IV. Promote and protect the cultural heritage associated with the river and local agricultural traditions
- Consider entering a public/private partnership to develop interactive community and heritage gardens in the Gallinas bosque to promote local culture and ecology, including acequias
- Install public art along the river, ideally with an educational component
- Encourage local schools to become involved in bosque restoration projects and community gardens
- V. Improve connectivity between the NMHU campus and River Walk
- Develop a pleasant and well-lit connection between the Media Arts (Trolley) Building and the River Walk
  - VI. Connect the River Walk to the bike path that NMDOT plans to install as part of its Grand Ave. project
- Establish a bike lane on Prince Street

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#### HISTORIC ASSETS

#### PRIORITY 1

#### Protect Historic Assets in Las Vegas, NM

This plan and many other plans, documents, and histories have described extensively the many historic assets in Las Vegas. Protecting the integrity of these assets is a priority to the community and will serve to insure that these assets continue to benefit the economic and cultural landscape of the city for the future.

#### Historic Value

This project is many-faceted, with multiple approaches, priorities, and players including the City, community groups, and private property owners. Although it is complex, it is arguably one of the most important elements of preserving the city's urban fabric and building on that asset as an engine for economic development and community pride.

#### Catastrophic Risks

The 2009 MRA plan identified the Center Block building as an asset and priority. Just a year later, in 2010, that asset collapsed and had to be demolished.

Losing further historic assets would be a blow to economic progress and community fabric of Las Vegas. Historic buildings are often constructed using skill sets and materials that are cost-prohibitive to recreate in modern times. Furthermore, along Bridge St. in particular, these buildings create a continuous architectural face and share walls with neighboring buildings so that if one building is lost, the character of the entire

district as well as the stability of its adjacent buildings are compromised.

When private capacity is unavailable, it is imperative to employ public effort to preserve these integral historic foundations of the community.

#### Community Effort

Community group and public interest in historic preservation in Las Vegas is understandably high. In the past, the Citizen's Committee for Historic Preservation (CCHP) worked to nominate and list historic districts and buildings in the state and national registers. This effort was extremely effective, resulting in the designation and plaquing of dozens of buildings in the city.

Currently, the CCHP focuses on developing history exhibitions at the group's attractive and centrally located Bridge St. location. The CCHP storefront and exhibits are valuable assets, especially considering a general underuse of museums and exhibits to showcase the city's rich history. A broadening of community effort to establish and maintain the historic status of districts and buildings would contribute vastly to the community's capacity to protect and fund the rehabilitation of its historic assets.

#### Goals

It is in the vital interest of the city as a whole, its citizens, and property owners in the MRA to actively work to protect the historic assets that define the urban character of the MRA districts.

#### Implementation Plan

- I. Protect and preserve the historic assets of Las Vegas, NM
- Dedicate public resources, and support community / private efforts to protect essential historic buildings that define and are elemental to the historic and community fabric of Las Vegas
- Support, promote, and work to expand community efforts to list historic buildings and districts on state and national registers
- Support property owners' and community efforts to restore historic assets, especially potentially catalytic or keystone projects
- Act preemptively in extreme cases to protect essential historic assets
  - Consider purchasing and stabilizing vital historic assets to prevent collapse, especially in cases where collapse could threaten lives or safety, damage other valuable historic assets, and / or permanently alter the historic character of Downtown
- Preserve historic exteriors by stabilizing exterior and redeveloping interiors
  - For example, develop historic building shell at the southwest corner of Railroad Ave. and Lincoln as an openair "starlight" theatre/ events hall
  - Support efforts to restore historic exteriors and remove modern facades

- II. Expand the City's Historic Cultural Overlay Zones to include essential historic buildings, including the northwest side of the Plaza and areas of Douglas Ave. (see map)
- Educate property owners about the benefits of adopting preservation ordinances and designations
- III. Work actively with MainStreet de Las Vegas, CCHP, and other community groups to identify and secure additional historic preservation tools





Coronado Theatre, 6th Street: Original (top) and Current Condition, with Plaster Facade

6-18 LAS VEGAS, NM PRIORITY PROJECTS



Exhibit 6-9: Proposed Expansion of Cultural Historic Districts

IV. Work actively with property owners to protect, maintain, and restore historic buildings including assisting with funding efforts and enabling building permit acquisition V. Apply with SHPO for a Certified Local Government grant to update the city's historic districts' surveys and designations

## ECONOMIC DEVELOPMENT

#### PRIORITY 1

# Support and promote economic development in the MRA

#### Implementation Plan

- I. Promote Downtown Las Vegas as a business opportunity and work to recruit new economic development projects
- Identify resources and incentives that the City can offer to promote economic development in Las Vegas
  - Employ LEDA and TIF funding to support economic development
- Support economic development groups and organizations in the city

- II. Encourage graduates from Highlands, Luna, and the high schools to start businesses in Las Vegas
- Foster greater collaboration between the business community and educational institutions, including apprenticeships and internships
- III. Support business incubators, maker spaces, and artisanal crafts
- Encourage the development and promotion of new events that highlight a variety of assets including technology, the arts, history, and culture
- Consider providing support, such as space or funding grants, for groups and organizations that work to expand access to technology and the arts

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#### Enable the best use of the PNM building in the Railroad District

The PNM building in the Railroad District is a 30,000 sf historic brick building. The company's staffing needs in Las Vegas have decreased and the building is now too large for it. PNM has expressed interest in working with the City to trade the building for one that better meets their current needs.

The possibility of moving some or all City administrative functions or finding other public or quasi-public users would be a valuable opportunity to add to activity in the Railroad District by enabling the best use of this important building.

#### Implementation Plan

I. Support the donation of a City property to PNM in exchange for PNM's donation of its building on Railroad Ave. to the City

II. Conduct studies to determine the condition, and highest and best use of the building and grounds as an anchor for the Railroad District

III. The City should hold the deed for future commercial development, possibly as part of a future public /



#### BEAUTIFICATION

#### PRIORITY 1

Continue work to beautify and improve the MRA district

#### Implementation Plan

- I. Continue working to beautify
  Downtown Las Vegas, including
  working to install and maintain
  additional street trees and planters,
  and improve and expand lighting,
  landscaping, and sidewalks
- Maintain beautification improvements such as street trees to protect these public investments
  - II. Support the Great Blocks on Railroad District project on Lincoln Ave. and Railroad Ave.
- Pledge support and grant match as needed for grant applications
  - III. Prioritize projects that improve walkability and encourage pedestrian activity

- IV. Encourage and enable an expansion of public art installations across Downtown
- Include works that highlight Las Vegas' history and culture, as well as broader themes
- V. Develop a street trees plan to regularly replace and maintain the urban canopy in Las Vegas



Proposed Island Landscaping/ Sign Reuse



6-22 LAS VEGAS, NM PRIORITY PROJECTS

#### PEDESTRIAN SAFETY & ACCESS

#### Improve Pedestrian Safety & Accessibility in the MRA

Walkability and pedestrian safety are essential to an attractive and functional downtown shopping and activity district. Bridge St. has gained recognition as one of the nation's most attractive downtown main streets, in large part because of its walkability. However, there is room for improvement.

Other areas of the MRA have greater room for improvement, especially on Grand Ave. Still, sidewalks do run throughout the MRA commercial core, insuring pedestrian accessibility throughout the MRA.

Many improvements are low cost and would provide a high return on investment in terms of pedestrian safety. For example, placing "yield-to-pedestrians" signs in the road at crosswalks on Bridge St. would add to the pedestrian's sense of security and driver's awareness of them.



#### Implementation Plan

I. Install "yield-to-pedestrians" signs in the center lane on Bridge St. at crosswalks

- II. Request that NMDOT conduct a study to determine the feasibility of installing a crosswalk on Grand at Lincoln Ave.
- To improve the chances for approval, wait to submit the request until after the Castañeda Hotel is open and established
- III. Expand walking and multi-modal trails connecting Downtown to the greater community
- Connect city trails to the New Mexico Department of Transportation trails to build a network of trails in the region
- Work with San Miguel County to expand the River Walk trail from Montezuma to the Las Vegas National Wildlife Refuge
- Continue to work with and support the Hermit's Peak Watershed Alliance and others to improve and expand the Gallinas River walk

#### **PROMOTION**

## Expand efforts to promote Las Vegas and the MRA area

Promotion, marketing and quality branding are essential to improving visitorship and boosting community pride. Las Vegas already employs many effective marketing tools to promote its wealth of historic assets and attractive commercial areas.

These efforts should be expanded to include tools for visitors and residents to learn about events and attractions already available in the city.

While some community calendars are available, the city has no central calendar that is regularly updated to promote local events and attractions. As one resident put it, "I need to subscribe to 20 different newsletters just to be able to find out what's going on in town."

The city and county also lack mapping for the public with directions to their many historic and cultural assets and attractions.

Las Vegas has a wide variety of public events, and arts and cultural assets. Expanding and publicizing them will bring visitors to the city.

The city can do mote to capitalize upon and publicize the city's rich film history.



NEW ADVENTURES DOWN OLD TRAILS

#### Implementation Plan

- I. Consolidate and promote an events calendar and attractions map for visitors and residents
- Consider working with NMHU or Luna Community College to develop a mobile app with a well-maintained events calendar and interactive map of attractions and assets
  - Include film sites in mapping efforts
- Consider installing an attractions map in the breezeway on Bridge St.
  - II. Develop and distribute a historic walking tour map of buildings / film sites
  - III. Establish and maintain a consolidated presence on social media (Facebook, Instagram) to promote businesses and events
- IV. Continue working with New Mexico True and San Miguel County to promote the city
- V. Continue to support and expand public events such as arts fairs
- VI. Consider developing a film museum

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# ARTS & CULTURE

# Support local artists and promote the arts community

Las Vegas has a strong arts community, representing traditional and modern artists and craftspeople. The Las Vegas Arts Council and Arts and Culture District are important partners in developing the local arts economy.

# Implementation Plan

I. Support and promote traditional and modern artists and craftspeople in Las Vegas

II. Work with local groups, galleries, artists, and business people to develop arts and cultural attractions and events

## View South from the Plaza Park



# RECREATION

# Expand and improve recreational opportunities in Las Vegas

Outdoor recreation has become a major economic driver for many rural western towns. The many rivers, mountains, and lakes in and around the city, including the Riverwalk Trail should be promoted and developed as outdoor recreational attractions.

In the MRA, many residents identified a need for expanded recreation downtown and expressed a desire for improved local recreational opportunities.

## Implementation Plan

- I. Encourage and develop additional recreational activities including playgrounds
- Site future recreational facilities along walkable, bikeable routes close to population centers and schools

## II. Develop a skate park

- Allocate funding to conduct a feasibility study to determine the best central and visible location for a skate park
- Support local skate park advocates

III. Relocate James A. Marrujo playground equipment to a more appropriate and accessible area within the Railroad District

# TRANSPORTATION

# Expand transportation options and improve the City's capacity to implement transportation projects

Referencing Las Vegas' historic trolley line by establishing a rubber-tire trolley route between the Plaza and train depot would provide train riders, students, and the general public with an option for travel between these two important hubs.

Other options for improving transportation in the city include working with local schools to partner on transportation projects.

To improve the capacity of the City of Las Vegas to manage streets and implement transportation projects, the City should develop a database that describes its transportation assets, including all cityowned streets.

# Implementation Plan

- I. Coordinate the establishment of a trolley route running between Downtown and the Railroad District
- Purchase or lease a trolley, or provide assistance (i.e., storage space, fare subsidy) to a private operator
  - II. Consider working with NMHU to expand its bike share to serve the entire city
  - III. Conduct a feasibility study to unify and consolidate the various bus systems that serve local institutions (NMHU, UWC) and expand service to residents where possible

IV. Conduct an audit to inventory all city-owned streets



Plaza Park Gazebo

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# VACANT BUILDINGS

# PERMITTING

Minimize the prevalence of vacant buildings in the MRA Develop zoning and permitting tools that incentivize development

# Implementation Plan

- I. Establish incentives and disincentives to decrease the number of vacant buildings in Downtown
- Consider "Clean & Lien" ordinances, or requiring annual inspection of vacant buildings
- Identify funding sources for property owners to rehabilitate buildings
- Connect property owners with nonprofit organizations, entrepreneurs, and other potential tenants
- Research methods to streamline or fast-track the permitting process for rehabilitating vacant historic properties
  - II. Support and prioritize adaptive reuse over demolition where at all possible
- III. Conduct outreach to property owners of vacant buildings to offer cooperation and support

# Implementation Plan

- I. Consider creating comprehensive planned parking districts to exempt off-street parking requirements for new businesses or residences in the MRA commercial areas
- Purchase the private lot at the northwest corner of Moreno and South Pacific to expand public parking
- In the future, consider purchasing private land around Valencia parking lot for expansion
- II. Support streamlining the building permitting process
- Exert pressure on state approval to expedite permit approvals
- Consider hiring a city building inspector to eliminate the need for state permitting approval

# HOUSING

# Improve the availability and variety of housing in the MRA

# Implementation Plan

- I. Support the development of new mixed-use housing as infill development in Downtown
- Develop a liaison or compile a list of resources for property owners seeking to restore or adaptively reuse existing buildings for mixed-use projects
  - II. Support the expansion of housing opportunities in the MRA
- Identify resources and incentives that the city can offer to promote the development of housing in the MRA
  - Employ Local Economic Development Act (LEDA) and TIF funding to support the development of housing in the MRA
  - Prioritize mixed-income and affordable housing
  - Support the development of marketrate housing in the MRA



Plaza Park Public Art

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# LAND USE PLAN WITH LIVABILITY/DESIGN **GUIDELINES**

Following are recommendations for changes in land use and zoning.

# Zoning and Land Use-**Related Ordinances**

# Expand Cultural Historic Districts

One of the most important tools for promoting historic preservation is the City's Cultural Historic Districts Overlay Zone. This zoning designation enables the City to have greater influence in preserving historic character than do the historic districts listed in the national or state registers. The City's overlay zone currently covers 33 acres, significantly smaller than the area covered by districts listed in the state and national registers. As Exhibit 6-9 shows, many historic buildings are outside the city's Cultural Historic Districts. They include buildings identified as significant and contributing to National Register historic districts, as well as individually listed national and state register properties.

In 2013, the City adopted the *Historic* Districts Design Guidelines, Las Vegas, New *Mexico.* These guidelines thoroughly address the range of subjects that the Design Review Board must consider, including, but not limited to: proposed restoration, renovation, additions, signage, in-fill development, and demolition.

Fortunately, even without regulations of historic buildings not in Cultural Historic Districts, many Las Vegas property owners have completed highly appropriate and very much appreciated restorations and

renovations to their historic buildings and grounds. However, preserving these great resources is ongoing, and the City should renew its emphasis on preservation and compatible in-fill in the MRA to maintain and enhance the future character of the area and better promote economic development.

# M-1 Light Industrial Zone

The MRA contains 27 acres of land zoned M-1. While there are several current light industrial uses in M-1, many of the properties are vacant or have vacant buildings. The City should guide redevelopment towards more mixed use, residential and neighborhood commercial. The range of uses allowed in the M-1 zone district are no longer appropriate in this central city area.

The City should meet with M-1 property owners and discuss whether they are interested in rezoning to C-1 neighborhood commercial. If the area were rezoned to C-1, light industrial uses still in operation would be grandfathered in, allowing the transition to commercial or residential uses at property owners' desired pace. Given the character of the neighborhoods in the MRA, C-1 zoning may make these properties more attractive to future developers.

Much of the M-1 zoned properties in the MRA are within Flood Zone AE 1% Annual Flood Risk area which is restricted from full development. This zoning further decreases the likely intensity of development in the area. The map below shows the designated flood zone areas (all Flood Zones AE) in and around the MRA.

# Parking

New businesses coming into the MRA should not be stifled by on-site parking requirements. Nonetheless, customer parking is extremely important for all businesses. Planners recommend a multi-pronged approach:



Exhibit 6-10: Flood Zones in the MRA (all are AE)

Zone AE: areas that have a 1% probability of flooding every vear (also known as the "100-year floodplain"), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (FEMA)

- Designate one or more comprehensive planned parking districts to exempt offstreet parking requirements for new businesses or residences in the MRA commercial areas
  - Alternately, require either off-street parking or a fee in lieu of parking to help to fund additional municipal parking commensurate with added demand
- Improve wayfinding signage directing visitors to both the Valencia Public
   Parking Lot and the public lot behind the police station
- Expand the Valencia St. Public Parking Lot

- Develop a parking plan for downtown special events to identify available parking lots and on-street parking that may not usually serve as public parking. The plan can be modified for special activities during the special events permit process.
- If MainStreet de Las Vegas and merchants determine that parking is a critical problem, then the City should conduct a parking study to evaluate the existing supply and demand for parking and parking management practices. It should then identify short-term and longer-term solutions.
  - Create additional public parking lots or possibly construct a parking garage to accommodate growth in retail, lodging and residential uses in the future

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# On-Building Signage

The City should consider limiting the dimensions of signs within a sign overlay zone that corresponds to the MRA boundary, or alternately, in the C-2 central business district zone.

The City should add to its sign code a prohibition against painting over historic wall signs in the MRA, as is also addressed in the *Historic District Design Guidelines*. In addition, some communities that promote murals also want to assure that any new murals preserve historic murals and to review the design (not content) as public art. The City of Ellensburg, WA has an ordinance that allows its Arts Council to review the design and restricts murals to the side or rear of nonhistoric buildings.

# Vacant Buildings Ordinance

Vacant buildings pose safety hazards due to risk of fire or collapse. The City should further "disincentivize" owners from leaving buildings vacant to deteriorate and/or become a safety hazard.

The City should add a provision to the vacant buildings ordinance clarifying that owners must authorize annual city inspections to identify immediate safety violations which would tend to present a danger to property or persons and must be abated.

## Demolition Ordinance

The City Community Development Department has drafted a demolition ordinance. Planners recommend that the following provisions be added to the draft:

- Preferably combine provisions of the draft demolition ordinance with the vacant buildings ordinance and nuisance ordinance to assure that provisions are consistent and not contradictory.
- If the City determines that a stand-alone demolition ordinance is preferable to a combined ordinance:
  - Clarify that the purpose of the ordinance is for the City to demolish dangerous structures only as a last resort
  - Include a public appeal process

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# IMPLEMENTATION FUNDING SOURCES



A number of funding sources from local, sate and federal agencies are potential opportunities to finance the implementation of the Las Vegas MRA Plan.

## **Public/Private Partnerships**

There are a number of opportunities for partnerships between various government agencies and private nonprofit organizations, trusts and building owners. Partnerships hold the highest potential for redevelopment opportunities to occur in the Downtown. The City can provide incentives through public financing, and land holdings, to serve as incentive/collateral for groups such as the New Mexico Community Development Loan Fund, Accion, WESST Corp., Small Business Administration, and private developers.

## New Mexico Community Development Loan Fund

The New Mexico Community Development Loan Fund is a private, nonprofit organization that provides loans, training and technical assistance to business owners and nonprofit organizations. Its services support the efforts of low-income individuals and communities to achieve self-reliance and control over their economic destinies. It offers loans to new and existing small businesses for such needs as equipment, inventory, building renovations and operating capital. It provides loans to nonprofits for requests such as bridge financing against awarded private and public contracts, and capital improvements and equipment.

## **General Obligation (GO) Bonds**

GO bonds provide funding for infrastructure, property and building acquisition and rehabilitation, and public improvements and community facilities, after approval by voters through an election. New bond projects often receive approval when they are additional phases of a successful program.

# Tax Increment Financing (TIF) Districts and Tax Increment Development Districts (TIDD)

Creation of tax increment financing is through local government property tax assessment increments, and in the case of TIDDs, gross receipt tax increments. The incremental difference in tax finances the improvements within the district. In New Mexico, tax increment financing is enabled in 3-60 Section A-19 of the Metropolitan Redevelopment Code. Creating a TIF district would be beneficial to the downtown area and provide an incentive for private sector reinvestment. Given the low tax base in the area, it would be advantageous for both City and County to participate in contributing their respective increments to the TIF district. TIDDs can also include the State's gross receipts tax portion if approved by New Mexico Finance Authority Board and the state Legislature and Governor.

## **Infrastructure Capital Improvement Plan**

The purpose of the City's Infrastructure Capital Improvement Program (ICIP) is to enhance the physical and cultural development of the city by implementing the Las Vegas MRA Plan and other adopted plans and policies. Through a multiyear schedule of public physical improvements, ICIP administers approved capital expenditures for systematically acquiring, constructing, replacing, upgrading and rehabilitating the city's built environment. In practice, the ICIP develops, and sometimes directly implements, diverse projects and improvements to public safety, and rehabilitation of aging infrastructure such as roads, drainage systems and the water and wastewater network, public art projects, libraries, museums, athletic facilities, parks and trails, and senior, community and multiservice centers.

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## **Fixing America's Surface Transportation** (FAST) Act

Congress passed the transportation funding legislation on 12/4/2015. This program provides federal transportation funds to states, which have more control over how they are used. Funds allocated for sub-programs such as the Transportation Alternatives Program (TAP) for multi-modal projects and enhancement projects may be used for pedestrian, bicycle and transit, and regional trail improvements. The NMDOT also administers the four-year State Transportation Improvement Plan (STIP) that is updated every two years with regular amendments between updates through NFRTPO.

## **Low-Income Housing Tax Credits (LIHTC)**

This program provides ten-year credit for owners of newly constructed or renovated rental housing, setting aside a percentage for low-income individuals for a minimum of 15 years. The amount of the credit varies for new construction and renovation. The project

must receive allocation of the State of New Mexico's annual credit ceiling or use multifamily housing tax-exempt bonds that receive allocation of the State's bond volume cap. Allocations are made on the basis of the State's Qualified Allocation Plan (QAP).

## **Local Economic** Development Act (LEDA)

There are several funding and partnership programs under the LFDA state statute. The Local Option Gross Receipts Tax (LOGRT) of LEDA provides a means of financing improvements in the downtown through an increase in gross receipts tax that is earmarked for public improvements, and arts and cultural facilities. The City can also set aside up to 5% of its general revenue for economic development projects as identified in its Economic Development Plan. The New Mexico Economic Development Department (EDD) also manages a LEDA Capital Outlay Program to communities and businesses that can demonstrate a viable job creation metric through public / private partnerships.

## **Public Fundraising**

Public fundraising can be a powerful resource. With the Internet and social media, crowd-funding and challenges can be a powerful additional tool for such classic methods as charity events (like the taxidermied goat wedding planned at the Plaza Hotel, illustrated below) and sponsorships.



Plaza Hotel Goat & Potential Spouse to "Andrew the Mouflon"

# Community Development Block Grants (CDBG)

This program is administered by the State of New Mexico through the Local Government Division of the Department of Finance and Administration for communities with populations under 50,000. Uses of these funds include planning projects, economic development activities, emergency activities, construction or improvement of public buildings, and rehabilitation or repair of housing units. Cities engaged in downtown revitalization can use CDBG funds; projects may include redevelopment of streets and funding facade improvement programs. The program has a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and requires a 5% cash match by the applicant.

# Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction, and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain request forms and technical assistance from the New Mexico Economic Development Department.

# U.S. Department of Agriculture (USDA) Rural Development Programs

The USDA provides assistance to rural communities, including loan and grant programs that address small businesses

and rural businesses, rural housing, rural community facilities, and rural utilities. The program provides loan programs such as the Business and Industry Loan (similar to a SBA 7A loan, but can be made for higher amounts), and also grant programs. USDA rural development grants can be made directly to small businesses that are accomplishing innovative economic development work or energy efficiency installations, but must flow through a nonprofit or local government intermediary.

# State and Federal Tax Credits for Registered Cultural Properties

This program is available to owners of historic structures for qualified rehabilitation on a structure or stabilization or protection of an archaeological site. The property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural Properties. The program applies credit against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years. The maximum in eligible expenses is \$50,000 for a tax credit of \$25,000. There is no minimum project expense. This program has proved accessible and useful for small projects that can include façade improvements. Similarly, buildings listed in the National Register of Historic Places may be eligible for the federal income tax credit program for the certified rehabilitation of historic properties.

## **Brownfields Program Funds**

The U.S. Environmental Protection Agency (EPA) and New Mexico Environment Department (NMED), through their Brownfields Program, provides funding for rehabilitating affected historic properties. This program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. In

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addition to direct brownfields funding, NMED and EPA also provide technical information on brownfields financing matters.

## **New Mexico Mortgage Finance Authority** (MFA)

The MFA is a quasi-public entity that offers financing for housing and other related services to low- to moderate-income New Mexicans. It administers 37 state and federal programs that provide financing for housing, including low-interest mortgage loans and down-payment assistance, weatherization, green building and rehabilitation, and tax credit programs. The MFA partners with lenders, realtors, nonprofits, local governments, and developers. It has provided more than \$4.1 billion in affordable housing.

## **Public Project Revolving Fund (PPRF)**

The Public Project Revolving Fund (PPRF) is a New Mexico Finance Authority (NMFA) fund to finance public projects such as water system upgrades and other infrastructure improvements, fire and law enforcement equipment, and public buildings. Both market rate-based loans and loans to disadvantaged communities at subsidized rates are made from PPRF funds. Enacted in 2003, the Statewide Economic Development Finance Act (SWEDFA) authorizes the Finance Authority to issue bonds, make loans and provide loan and bond guarantees on behalf of private for-profit and nonprofit entities. In 2005, the Finance Authority also created the Smart Money Loan Participation Program, a business lending program designed to use a \$5.1 million appropriation to create greater access to capital throughout New Mexico.

## New Mexico MainStreet **Capital Outlay Fund**

The State legislature has allocated between \$0.5 million and \$2 million during the past three years for MainStreet communities

in New Mexico. These funds can be used for master planning, design, engineering and construction purposes for projects identified in a community-based downtown master planning process. These grants are competitive, awarded in October.

## **Burlington Northern Santa Fe (BNSF) Railway Foundation Grants**

The Burlington Northern Santa Fe Railway Foundation had been the railway's main vehicle for charitable giving since 1996, when the Burlington Northern and Santa Fe Railroads merged to form the Burlington Northern Santa Fe Railway (BNSF Railway). The Foundation has supported and helped improve the quality of life for thousands of communities across the 28 states through which BNSF operates, and where BNSF employees live, work and volunteer. Information about grants and scholarships can be found at http://www.bnsffoundation. org/programs/.

## The National Endowment for the Arts (NEA)

NEA's Our Town grant program supports creative placemaking projects that help to transform communities into lively, beautiful, and resilient places with the arts at their core. Creative placemaking is when artists, arts organizations, and community development practitioners deliberately integrate arts and culture into community revitalization work, placing arts at the table with land-use, transportation, economic development, education, housing, infrastructure, and public safety strategies. This funding supports local efforts to enhance quality of life and opportunity for existing residents, increase creative activity, and create a distinct sense of place. Through Our Town, subject to the availability of funding, the National Endowment for the Arts will provide a limited number of grants for creative placemaking. The Our Town

program requires partnerships between arts organizations and government, other nonprofit organizations, and private entities to achieve livability goals for communities. Our Town offers support for projects in two areas: 1) arts engagement, cultural planning, and design projects — these projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from \$25,000 to \$200,000. 2) Projects that build knowledge about creative placemaking — these projects are available to arts and design service organizations, and industry or university organizations that provide technical assistance to those doing place-based work. Matching grants range from \$25,000 to \$100,000 (https://www. arts.gov/grants-organizations/our-town/ introduction#sthash.Az1f3IL9.dpuf.)

## The Kresge Foundation

The Kresge Foundation also has a major granting program that supports arts and community building, as well as artists' skills and resource development. This initiative seeks to support arts and culture as a tool to revitalize communities by funding exemplary programs that integrate cultural organizations and artists into community.

## **Artspace**

Artspace is a nonprofit organization specializing in creating, owning and operating affordable spaces for artists and creative businesses. Artspace is the nation's leading developer of arts facilities including live/work housing, artist studios, arts centers, commercial space for arts-friendly businesses and other projects. Artspace works in three major areas: consulting services, property development and asset management. Consulting services study the feasibility of new Artspace projects.

Property development efforts create new Artspace projects through a mix of historic renovation and new construction. Artspace's asset management group ensures long-term financial stability and affordability for artists. At present, Artspace owns and operates 35 projects across the country. Twenty-six are live/work or mixed-use projects comprised of more than 1,100 residential units.

## **ArtPlace**

ArtPlace has four core areas of activity: a national grants program that annually supports creative placemaking projects in communities of all sizes across the country; community development investments in six place-based community planning and development organizations that are working to permanently and sustainably incorporate arts and culture into their core work; field building strategies that work to connect and grow the field of practitioners; and research strategies to understand, document, and disseminate successful creative placemaking practices.

## **Certified Local Government (CLG) Program**

The Certified Local Government Program is administered by the State Historic Preservation Office (HPD) for local governments that have become certified in administering a local historic preservation program. Eligibility for certification consists of the adoption of an historic preservation ordinance for the designation and protection of historic resources and establishing a preservation commission. Benefits to becoming a CLG include: establishing public policy at the local level providing greater control over preservation concerns, technical assistance, a role in nominations for listing in the National Register, and eligibility to apply for CLG Grants. As a CLG, the designated pertains to the entire community and not just the work of the preservation commission.

7-6 LAS VEGAS, NM Implementation Plan

The CLG Program was established in 1980 and requires 10% of the annual federal grant that HPD receives to be used for a grant program. As a CLG since 1986, the City of Las Vegas has received CLG grants for preservation planning projects like preservation plans for buildings and brick and mortar projects. There are nine CLGs in New Mexico and all are eligible to apply for CLG grants, but grants are awarded on a competitive basis. Annual funding for CLG grants is about \$75,000.

## **New Mexico Clean and Beautiful Program**

Operation of this program is under the New Mexico Tourism Department and offers no-match grants usually of up to \$40,000 for placemaking, beautification, and improvement of deteriorated areas. The property must be publicly owned and the local government serves as the fiscal agent. The grant application process opens in March. (https://www.newmexico.org/ industry/work-together/grants/clean-andbeautiful/)

## New Mexico Resiliency Alliance (NMRA)

The mission of the New Mexico Resiliency Alliance is to support economic resiliency in New Mexico's rural and underserved communities by mobilizing and leveraging resources towards locally driven community development, and researching and advocating for asset-based economic development strategies. The Resilient Communities Fund is the flagship program of the New Mexico Resiliency Alliance. In just its first two years of operation, the NMRA made community development awards averaging \$2,500 to 23 New Mexican communities. In 2014 and 2015, investments totaling \$90,000 were locally matched by \$200,000 in cash and in-kind resources; 600+ community members donated more than 1.500 hours of volunteer time; and the New Mexico MainStreet

Program provided \$100,000 in technical assistance. The Resilient Communities Fund focuses on projects in the following priority areas: placemaking, civic/youth engagement, marketing and promotions, food security, and environmental stewardship. (http://www. nmresiliencyalliance.org/)

## **New Mexico Department of Transportation** (NMDOT)

## **Transportation Alternatives Program and** Recreational Trails Program (TAP / RTP)

Several of the projects identified in this plan align with the multimodal and quality-of-life goals set forth in NMDOT's long-range "2040" Plan," and may be eligible for the TAP and/or RTP funding sources. These reimbursement programs, administered by NMDOT, support a variety project types, including street-adjacent sidewalks; streetscape improvements (as part of bike/pedestrian projects); ADA improvements; bike lanes; sharrows and signage related to on-street bicycle facilities; stormwater projects related to bicycle or pedestrian improvements; trailhead facilities; and path/trail and road intersection improvements. (http://dot.state. nm.us/content/dam/nmdot/planning/FFY18-19 TAP-RTP Guide.pdf)

## National Park Service (NPS) **Route 66 Corridor Preservation Program**

NPS' Route 66 Corridor Preservation Program provides technical assistance and cost-share grants for the preservation, rehabilitation and restoration of significant and representative Route 66 buildings, structures, signs and road segments. (See https://www.ncptt.nps.gov/ rt66/)

## **New Mexico Arts**

New Mexico Arts is the state arts agency and a division of the Department of Cultural Affairs. Its primary function is to provide financial support for arts services and programs to nonprofit organizations statewide, and to administer the One Percent for Art Program for public art for the State of New Mexico. (http://www.nmarts.org/)

## **New Mexico MainStreet**

Created in 1984 by the New Mexico
Legislature, the New Mexico MainStreet
Program fosters economic development in
the state by supporting local MainStreet
organizations and their revitalization work
in downtowns and adjacent neighborhoods.
The program provides resources, education,
training and services that preserve and
enhance the built environment, retain
local history and culture, and stimulate
the economic vitality of each participating
community.

Based at the New Mexico Economic
Development Department, New Mexico
MainStreet works with selected local
nonprofit organizations and municipalities
to establish and enhance local downtown
revitalization programs. Using the highly
successful Main Street Four-Point Approach
developed by the National Trust for Historic
Preservation, New Mexico MainStreet
assistance and services are structured

around those four points to help participating communities address the full range of challenges and opportunities in their downtown districts. New Mexico MainStreet services include a variety of consulting, training, advisory, planning, networking and evaluation offerings to build and strengthen local MainStreet organizations and downtowns within the state. (http://nmmainstreet.org/)

# McCune Foundation Grants Agency: McCune Charitable Foundation

The McCune Charitable Foundation awards grants to communities, nonprofits, public schools, and government agencies that are engaged in community-based projects related to the Foundation's nine foundational priorities. They include projects that build capacity in the nonprofit sector, promote economic development, education and childhood development, healthcare, local food, the arts and community engagement, natural resources, urban design, and rural development. The average grant award is \$15,000, with some as large as \$25,000.





**7-10** LAS VEGAS, NM Implementation Plan

# APPENDIX SUPPORT MATERIAL

# PUBLIC DESIGN WORKSHOP

# February 12, 2018 at Plaza Hotel



## DESIGN YOUR DOWNTOWN TO

**PRESERVE** SHOP **EXPLORE GROW** 

## BE AWESOME.

Friday 2/23: 9am to 2pm at Plaza Hotel Saturday 2/24: 9am to noon at Plaza Hotel Final Presentation: Saturday 2/24 1pm at Charlie's Spic & Span

> **f** LAS VEGAS MRA PLAN 2018 QUESTIONS? LMILLER@ARCPLANNING.COM



DESIGN WORKSHOP

DESIGN YOUR DOWNTOWN TO

PRESERVE PLAY SHOP EXPLORE

# What is an

WHAT DOES AN MRA PLAN DO?

activity. These projects can include: conditions and stimulate economic implemented, will eliminate blighted redevelopment projects that, when The plan identifies specific

- Land and building acquisition
- Vacant building adaptive reuse or
- Zoning regulations
- Community facilities Transportation improvements

- Defines the community's vision for downtown, and identifies priority the downtown area
- Examines existing conditions and
- Identifies funding sources for downtown's future improvements projects and implementation

- WHAT'S IN THE PLAN?
- projects and programs to revitalize
- Recommends redevelopment
- Community interviews and focus groups
- o Community organizations
- o Small business owners
- Educational
- institutions
- Draft presentation Community

# PUBLIC ENGAGEMENT

community through an extensive are intended to help achieve the includes the following meetings: participatory planning process which vision and goals developed by the Recommendations and strategies

- Steering Committee
- Four meetings

- Youth and young professionals
- workshop/ charrette

Plan Development | 2017/2018

- o Public engagement o Research
- April 2018
- Draft Plan Development | March/ Plan Review | April 2018
- o Reviewers include New Mexico Preservation Division, and MainStreet, New Mexico Historic Transportation New Mexico Department of
- Draft presentation and adoption —
- o City of Las Vegas City Council will review the draft plan and vote to adopt the plan in May
- Plan implementation
- o City of Las Vegas, MainStreet de goals outlined in the plan groups will work to accomplish Las Vegas, and other community

and input session

# MRA TOOLS

- Creation or revision of zoning regulations/incentives Public/private partnerships (Development Agreement)
- Land or building acquisition
- CDBG/state/federal brownfield funding opportunities
- Tax Increment Financing (TIF) Districts
- o A&CD Administrative/operational funding (TIF District)
- o Las Vegas has an approved TIF over the MRA district

MRA/TIF Boundaries N



# 2009 MRA

# Action Plan OWNTOWN

**Project: Wayfinding in progress** 

effectively funnel visitors into downtown on University This plan recommends updating the route to more

allocation of \$20,000 to plan for wayfinding signage Results: City of LV Lodger Tax Board has recommended

Ave. past Ilfeld Auditorium. *(See "wayfinding" board* 

he Downtown Master Plan leveloped for the 2009 Downtown

# PRIORITY PROJECTS & OUTCOMES Action Plan identified locations for gateways, public art, streetscape mprovements and bike and pedestrian pathways.

# **Project: River Park Improvements**

restoration continues 12th Street and river improvement on Results: The Skillet

# represents a significant

District ongoir

**Project: Arts & Entertainment** implemented parking for Bridge Street.

for engineered plans and the City of Las Vegas Results: MainStreet de Las Vegas received fundir



now privately owned. Results: The building is

# Project: U7 Youth Center Stalled

# Complete **Project: Streetscape Improvements**

with 10 trash receptacles and 4 benches funded by and East Lincoln St. along community members. planted on Douglas Ave. and pear trees are Results: 70 crabapple



for more information.)

City Hall stalled Project: Community Services in Old Results: City has submitted a \$50,000 grant to

conduct a "high reach" inspection of the building to

**Project: Rubber Tire Trolley Shuttle** 

# **Project: Downtown Bike Routes** begin addressing condition issues.

offered recently to the City. City of Las Vegas Lodgers Tax Advisory Board is considering

tire trolley has been

Results: a vintage rubber

bike routes and possibly a bike share (depending on the results of this design workshop) Results: The plan update will recome recommended

for operation by an recommending its purchase to City Council

# Project: Lion Restoration stalled

**Project: Valencia Parking Complete** 



all work. It has submitted denied three grant must consult NMHPO on applications. The City Results: MainStreet

project to the Lodger. Tax Advisory Board. a protective covering

# Project: Railroad Ave. Studios/ housing Nearing completion

# TONG! 1000年

# Moonlite Welding renovation planned

Results: Castañeda Hotel and Rawlins Building are under renovation

# Complete

ults: MainStreet has painted 14 vacant buildings

# **Project: Center Block Park mixed**

Results: The Center Block building collapsed.



and with NMHU athlete PNM grant for clean up MainStreet received a volunteers, re-landscaped

# **Project: Police Dept. Building**

# Project: E. Romero Fire Station Complete



project won a Acequia Museum awarded \$150,000 national contest that Hose & Fire Co. and



# LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

# ACTION PLAN, 2009

# Project: Farmer's Market and Mural



Results: A mural is completed, but water access and a shade structure for Farmer's Market were not. (MERIM) SAFEWAY BARNAS TOT

# **Project: Facade Improvements**



and planted the site, which is owned by a

# Renovation Complete

Results: City of Las Vegas renovated the Police Department building on Plaza Park.

Results: Building restoration is complete. E. Romero



Las Vegas to begin to MainStreet de

# rogress







LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

PROGRESS SINCE THE 2009 PLAN













RESTORATION PROJECTS

Castañeda Hotel







# E. Romero Hose & Fire Co. station.

# **Rawlins Building** as a fire and acequia museum with a public bathroom. Acequia Madre runs beneath the Has been restored and is being developed

# downstairs Plans to open as apartments upstairs and retai

bowling lanes Restored historic plaza building and added JC's New York Pizza Department

# McCaffrey Historic Trolley Building

Media Arts & Technology Houses Highlands University's Department of



Gallinas Bosque Includes a bar and food; the patio connects to

# Indigo Theatre

movie theatre Historic Bridge Street building restored as a

# Undergoing restoration to historic standards and

plans to reopen as a hotel and restaurant

# Valencia Street Parking Lot

**PROJECTS** 

COMPLETED & ONGOING

the Plaza businesses all along Bridge Street and now serves as public parking for Valencia Street Parking Lot which Plan enabled the construction of the The 2009 MRA Downtown Action

# Bridge Street Breezeway

an asset by removing a condition and Plan enabled turning the Bridge the street's retail front Street to parking while preserving safety issue and connecting Bridge Street Breezeway from a liability into The 2009 MRA Downtown Action



de Las Vegas, shovel-ready plans are on Lincoln Ave. and Railroad Ave in place for street improvements construction funding. MainStreet is working to secure Thanks to the work of MainStreet



# River Restoration

continues work on restoring the river The Gallinas Watershed Alliance of the project and developing plans for expansion



# **Grand Ave Improvements**

\$9M DOT project to improve Grand Will include gateway, multi-modal trail, and lighting. Ave between the first exit and Tilden



# Population

reputation had been steady since the 1950s, but has recently declined. This decrease reflects national trends of declining birth rates, urbanization, and the continued effects of the economic recession.

population of Las Vegas is aging. Young people tend to leave the city after finishing high school or college, presumably to pursue career options elsewhere.

Population Survey (GPS) forecasts population chan for each county in New Mexico. The most recent projections suggest that county population may dr below 25,000 people by 2

Employment fell heav vey (GPS)

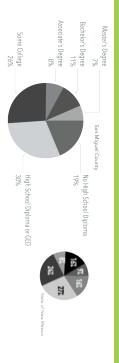
2010 as San Miguel Control of the deflects of the

Employment fell heavily in 2010 as San Miguel County felt the effects of the recession, and has not returned to pre-recession levels. Unemployment peaked in 2010 at 9.6% and has remained above state averages.

Healthcare, education, wholesale, trade, and food service are major employment sectors.

# Education

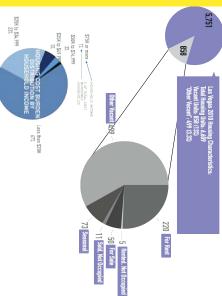
The educational attainment of people living in San Miguel County is slightly lower than that of the state of New Mexico overall. Almost one in five people do not have a high school diploma or GED. Approximately 26% of residents have a college degree, compared to 33% of New Mexicans. This percentage may reflect an aging population, as older residents are less likely to have earned degrees than younger residents.



# Housing

Las Vegas has a low vacancy rate compared to many other communities in New Mexico. Only about 3% of homes in the city are listed as "Other Vacant," which generally means they have been abandoned. Approximately 33% of San Miguel County households are cost-burdened (spending 30% or more of household income on housing), which is comparable to the state of New Mexico.

# 





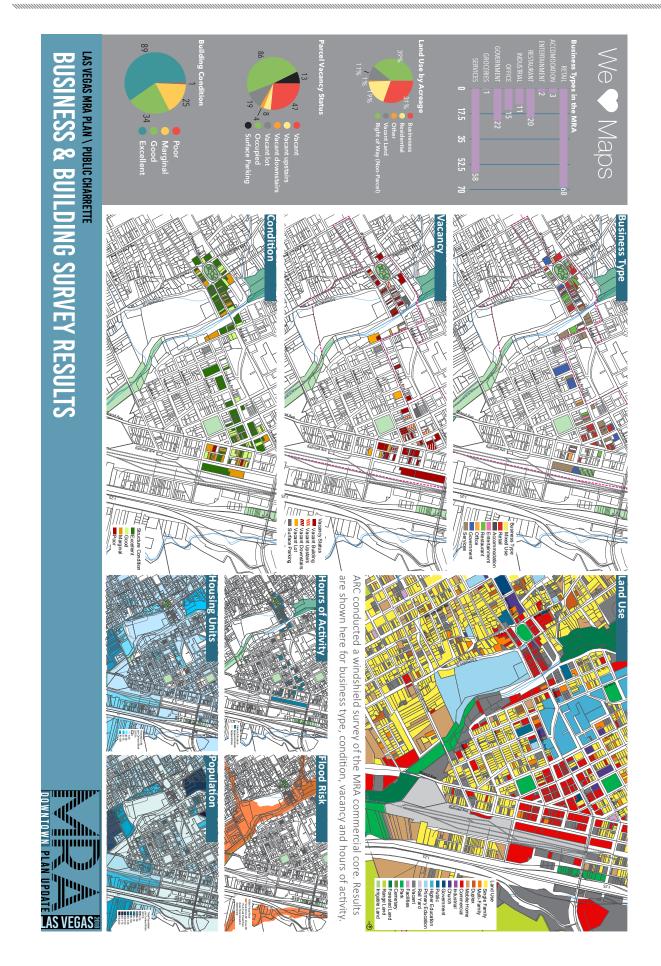
LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

# **EXISTING CONDITIONS: DEMOGRAPHICS**

# LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE Historic properties within the MRA commercial areas National recognized historic districts, and contributing and significant properties Bridge Steet Douglas-6th Street Commercia Et Districts ode as Escuelas Laz Vegas Plaza Library Park Library Park Outh New Town Residential Out Town Residential Ratingary Awque Historic Districts g (481) buting (221) (200) Appears Historic nearly 500 contributing structures. quality of life, and attracts tourists and The historical legacy of Las Vegas stands physical condition, occupancy, and use that responsibility. activity. No other group has assumed Committee for Historic Preservation historically significant structures and Collectively, they contain 200 districts exist within the boundaries of economic development architecture instills civic pride, improves as one of its greatest assets. redevelopment and adaptive reuse nearby people and property. Others, disrepair, some posing a safety risk to group has transitioned away from that registering properties with the National Previously, the Las Vegas Citizens the Metropolitan Redevelopment Area Nine federally recognized historic visitors who contribute to the city's nowever, present opportunities for Many vacant historic structures are in These facilities vary widely in their Register of Historic Places, but the (LVCCHP) had championed the cause of Preservation **Historic**

## FINAL | May, 2018

**EXISTING CONDITIONS: HISTORIC STRUCTURES** 



# Priority Projects: Gallinas River Malk & Bosqu



# Gallinas River Park Collaborative:

DUR GOALS

LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

ITY PROJECTS | GALLINAS RIVER WALK

sound and feel of a healthy, natural We are working towards the look, river and bosque



uses, new businesses and businesses plan to use low-maintenance, green materials. infrastructure in techniques and that provide access to the river. We large open areas for events, multiple uses and enhance safety and cleanliness. We would like to see Park amenities encourage multiple













REWINDING THE GALLINAS **GETTING STARTED** 

# **Upcoming Project**

The N.M. Environment Department's providing funding River Stewardship Program is

- Restoration of the Gallinas River and bosque from Bridge St. to Prince St.
- Construction planned for fall of 2018

# **Next Steps**

- Promote and build support for the project
- Obtain funding for pedestrian/park build pedestrian amenities. Prince St. (~\$250,000). Design and amenities between Bridge St. and
- Obtain funding for river restoration Prince Streets project of the lower third of the Bridge/
- Develop a concept plan for the entire project and identify the next priority





- Help build support Join the Gallinas River Park
- Donate or start a fundraising
- Contact: rfernandez@ Participate in public meetings Help out on work days



# Signage

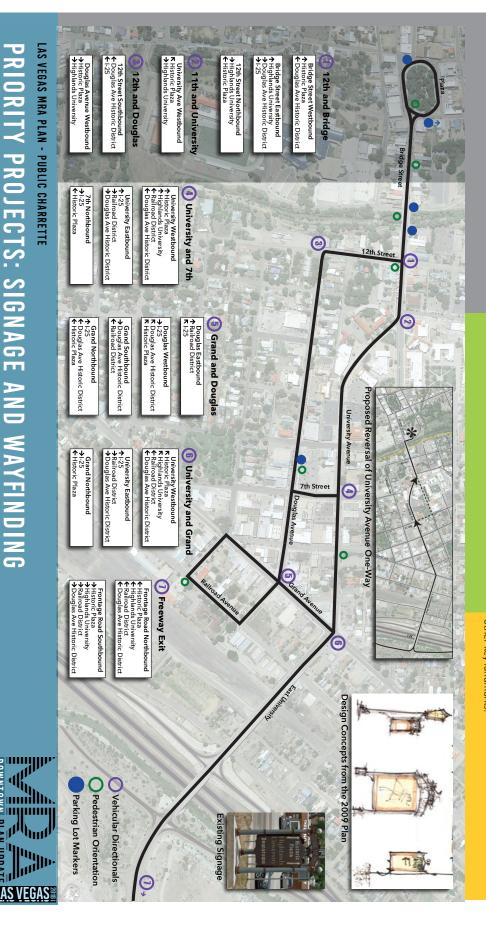
This wayfinding plan directs visitors to the three major are Las Vegas: Bridge Street and the Historic Plaza, Douglas Avenue, and the Railroad District.

# Vehicular Travel

Reversing the one-way direction of University Avenue creates a much simpler loop for vehicular circulation through the three major districts.

# Pedestrian Orientation

Pedestrian signs display maps and information to enhance appreciation of the culture, history, and natural beauty of Las Vegas. Markers direct people to the Riverwalk, museums, and other key landmarks.



DOWNTOWN PLAN UPDATE

## LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE PROJECTS: POLICIES AND ZONING F District **Basic TIF Model** Value Growth and Tax Sharing in Tax Increment Financing (Local) taxing bodies Time (Years) dangerous structures as a last register and insure vacant Require property owners to economic development. threat and discourage Buildings Incremental Taxes resort. Permit the city to demolish annually for safety risks. buildings, and inspect them Vacant buildings pose a safety Vacant graphics Rebuild these Revenues flow New Tax Base Parking the city to purchase additiona off-street parking, which often the MRA. Establish a fund for requirements for businesses in does not exist on historic district to exempt these 1 Existing public parking areas near the Plaza Signs and that they reflect the placement, that they have an Ensure that these have safe placement of signs, awnings, The sign code governs size and context. surrounding architectural appropriate, pedestrian scale, and murals. ூ 1

LAS VEGAS

# Priority Projects

# PNM BUILDING

A much smaller staff is required exchange for a smaller office for their willingness to donate the building in large, historic building in the Rail at PMN's Las Vegas office than Adding a use with more staff and Road District. PNM has expressed more appropriate use for their before, and PNM is looking to find

of the Plaza on the other side of the street and begin to balance the draw more activity will improve the visibility of the area, add eyes on the The plan will recommend supporting

finding a best use for the building



# **EVENT VENUE**

farmer's markets or art fairs. Trucks a number of truck bays, a parallel district. adding a lively draw to the Rail Road booths and food trucks can set up can pull in and sell to the crowd, and staging ground for events such as features. This mare may serve as a parking lane, and attractive lighting The back of the PNM building has

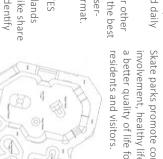


# arts and culture events. restaurants and lodging, and daily and recreational opportunities, and museums, natural landscapes visitors and residents. Historic sites Las Vegas has much to offer to

means of guiding people to the best Consider an app, website, or other friendly, easily updatable format. Las Vegas has to offer in a user-

# **BIKE SHARE AND BIKE ROUTES**

gaps in trails and route networks program to serve the city. Identify University to expand their bike share Consider working with Highlands





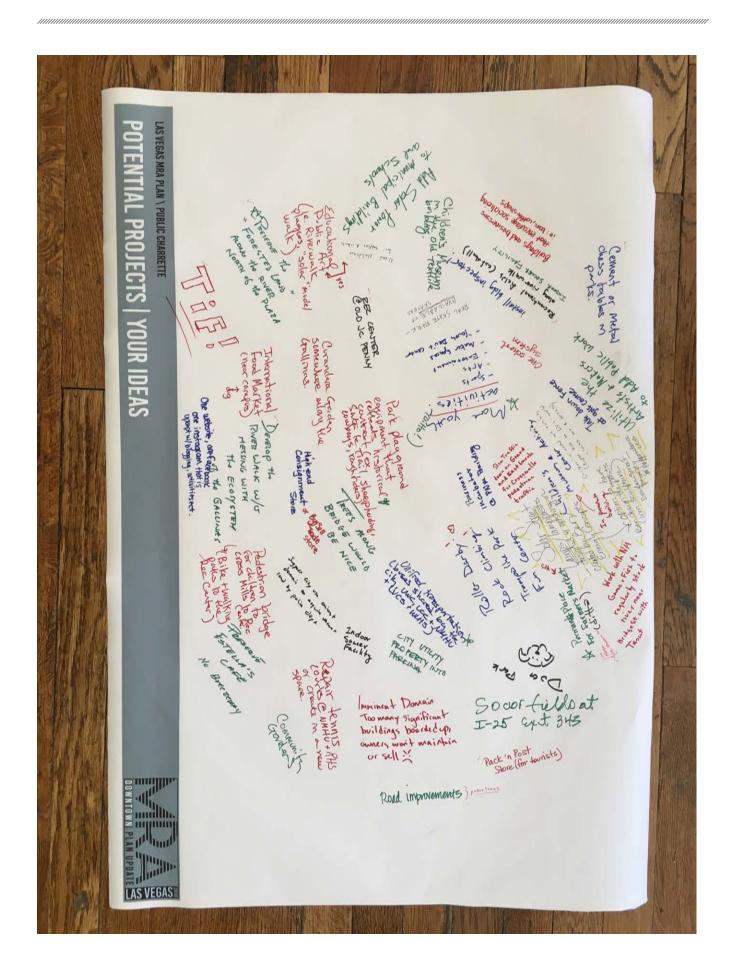
HISTORIC RESTORATION

properties renovate, and refurbish those historic properties owners to restore, Provide incentives for owners of

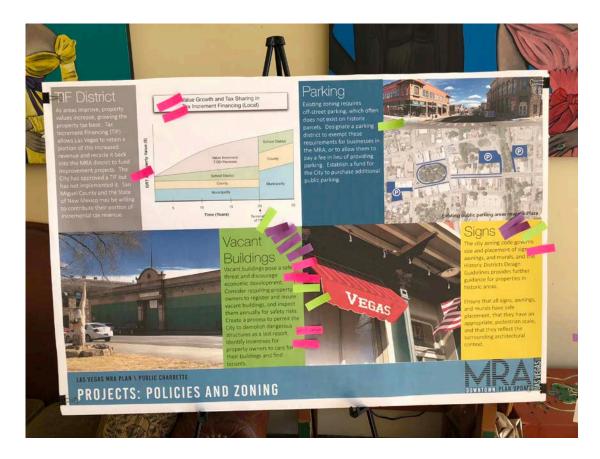


# SKATE PARK

a better quality of life for Las Vegas interest in establishing a skate park Skate parks promote community in Las Vegas to provide opportunities Several youth groups have expressed involvement, healthy lifestyles, and for recreation and entertainment.

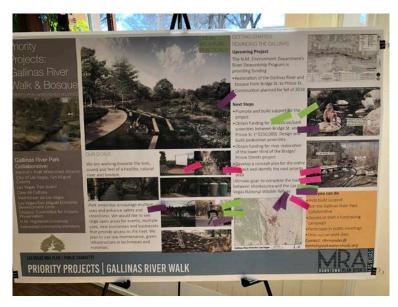












# SIGN-IN SHEETS (EVENTS & MEETINGS)

| Line Line             |  | Meeting Date: 2/23 and 2/24 2018              |
|-----------------------|--|---|
|                       |  | Place/Room:                                   |
| Name                  | Role / Affiliation                                   | E-Mail  |
| TON LAMBERTH          | LV THEE BOARD  | lamberthtom@gmail.com                         |
| POROTE AZUHALOTA      | City of LV Naw Ho                                    | robert orchi leta @ 1051642 5. NA 90          |
| Sult Ti               | LV First BA Chil                                     | ocan thodayhorisms ( those ) ( )              |
| Fred Kline            | Maia Consulting                                      | FREC Kline gallay cum                         |
| Jennifer Carbajal     | Maia Consolting                                      | jennifer.m. carbajal @gmail.com               |
| Joanne Sanchez        |  | 8 yrs anchezdental Omsn.com                   |
| Jennifer Sanchez      | Sanchez Law  | jennifersandhezlaw @gmail.                    |
| MAXINE GONEZ          |  | Magneziooodaol.com                            |
| Jizabeth Ratzlaff     | Consmunity Ment                                      | Mgpmez10002001.com<br>ec exvatzlaff@gmail.com |
| BILL Taylor           | MSLV   | billtaylor 10 @ gmail. Com                    |
| Rose Contreros Taylor | Community  | resecontraras nm e hotmail cor                |
| Beth lined '          | Community  | beth@beth wech.com                            |
| baris Gilling ham     | Community  | markgillèngham Ramailrem                      |
| Robin Bellerby        | Sauchez Auto Bodi                                    |   |
| AMY CALDWELL          | (Country citizen                                     | Yerbamansa & gmail                            |
| Patrick Naria         | City Rosident Menber<br>WATERCHED Allianie Fronts of |   |
| Corinibeger           | USLV   | Leger. Corners amail. an                      |
| Ben Remnis            | Community  | 7   |
| Chris HORNE           | Commonly   | Christopherhornealnothmil, com                |

| Chris HORNE | Community | Christopherhornelahotmail, com |
|-------------|-----------|--------------------------------|
| Page 1 of 1 | 3         |                                |

| Project: Las Vegas MRA Plan Update |                    | Meeting Date: 2/23 and 2/24 2018      |  |
|------------------------------------|--------------------|---------------------------------------|--|
| Facilitator: ARC Planning          |                    | Place/Room:                           |  |
| Name                               | Role / Affiliation | E-Mail                                |  |
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| Project: Las Vegas MRA Plan |                      | Meetin      | Meeting Date: 10/20/2019     |  |
|-----------------------------|----------------------|-------------|------------------------------|--|
| Facilitator: ARC Planning   |                      |             | Place/Room:                  |  |
| Name                        | Role / Affiliation   | Phone       | E-Mail                       |  |
| Robert Archaleter           | Grants Writers       | 126-3275    | Garchaleta eci, Las Vegas An |  |
| Billy Monteyt               | L.U.F.D.             | 425-6321    |                              |  |
| Parso Namyo                 | Community Sk.        | 426-3242    | marajo 1. los-vers, nascus   |  |
| PAZE GLUNGERY               | UTIWITES THE         | 426-3314    | Colonipoc, 100-veges 184,05  |  |
| Kence T. García             | COMMENTY DEVELOPMENT | r 454-40:x3 | 24 rgarcio@ci.las-vays.nm.48 |  |
| Cirdy Collins               | Man Sixed            | 617-68a     | parspect de losses           |  |
|                             |                      |             |                              |  |
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|                             |                      |             |                              |  |

| Facilitator: Arc Plaining |   | Flace/Roolli.                  |  |
|---------------------------|---|--------------------------------|--|
| Name                      | Role / Affiliation                      | E-Mail                         |  |
| Robert Archalete          | City LV. Comm Dev.                      | rjarchulata @ Citylv.gov       |  |
| DAVID E. TEUJILLO         | NMOOT D4                                | david trujillaz @state na us   |  |
| HEATHER SANDOVAL          | NMDOT D4                                | heather sandoval a state.nm.us |  |
| John A. Herrera           | NMDOT D4                                | John A. Herrera@state.nm.us    |  |
| Peníe T. Garcia           | CLV Community Dear                      | topnat rgarcia@losvegasnmgov   |  |
| Ben Savoca                | ARC                                     | benvoce overlanning. com       |  |
|                           | 111111111111111111111111111111111111111 |                                |  |
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LAS VEGAS, NM MRA PLAN UPDATE | SIGN-IN SHEET

Meeting Date: 1/10/2018

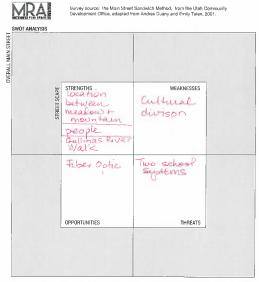
Page 1 of 1

| LAS VEGAS, NM MRA PLAN UPDATE |                            |                      | TOPICS   SIGN-IN SHEET        |  |  |
|-------------------------------|----------------------------|----------------------|-------------------------------|--|--|
| Project:                      | roject: Las Vegas MRA Plan |                      | Meeting Date: 11/15/2017      |  |  |
| Facilitator:                  | ARC Planning               |                      | Place/Room:                   |  |  |
| Name                          |                            | Role / Affiliation   | E-Mail                        |  |  |
| MARIA GIL                     |                            | CITY / UTIL DIRECTOR |                               |  |  |
| tener                         | T. Garcia                  | CLY Community Deve   | homet regarcia@ci.les-vegas.n |  |  |
| Tiara                         | Shorty                     | City/Comm. Dev.      | tskovty@ci.las-vegas-mu       |  |  |
| Billy 1                       | MONTOYA                    | L.VF.D               | CS/MONTOYA & CILAS- VEGAS.N   |  |  |
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| HAME                         | AFFLIATION                     | EMAIL  |
| Area Myphy                   | AU                             | and alonic Ognail.com                              |
| Jacob Deris                  | N/4-                           | marcaniles egnall.com                              |
| Reina Fernandee<br>Ivan Gold |                                | reinaurorap gmail. com<br>ivan - 8770/Phatmail.com |
| Brian arquez<br>Karin Murphy | Shatepark Advocates            | brian_mgz 2322@live.com murphy 2337@gma:/.com      |
| Baar Candoval                |                                | grantskilletægneit-en                              |
| Aiden Ragers                 | NA                             |  |
| Raymond Valvez               | NIA                            |  |
| Amy Caldwell                 | N/A                            | yerbaman sa @ g wind                               |
| Jan Braice christe           |                                | braceralarghe_10                                   |
| Anamana Armiya Glenn         | Kintrad time of                | wanding mo mag can                                 |
|                              | Ope Coordinator                | a armijoglannegmail.com                            |
| Jackson Vevel                | N/A                            | Devell-UP@ Garail. Com                             |
| Washin lapin                 | Car Vegar Skatepa<br>Advocater | ck rockingreen_2012Abhall                          |
| Justin Valdez                | Las Vegas Skates<br>Advocates  | rk Stino V33@ Gnail.com                            |
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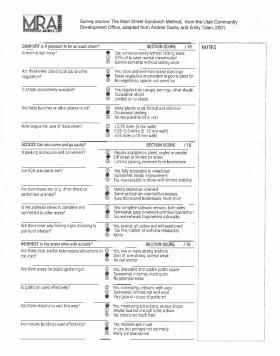
| NAME R  | ole/org                | EMAIL                  |
|---|------------------------|------------------------|
| John Frances T.   | ces & cont             | Sperkers @ new me      |
| Paul SMOVER TEER  | Bs. Knurshva           | Paulanegrue place      |
| Para Smarer Tear  | mainst                 | reet                   |
| John Goodwin L<br>Marshall Rock Shir  | au Vegas I" I81        | ida@reagan.            |
| Marshall Pook said  | maj ve Home Zoali      | tion impoole@usa.no    |
| Janet H. Remenyle R<br>Carole T. Jonym S<br>Jon Langemph L<br>Len Knutson Harmits<br>Len Knutson Allience | otary Arts Counce      |                        |
| Carole T- gonymu S  | runnial Hiwanis        | a Carole jimmie ()     |
| Jon LAMBERTH L  | V TRUE BURB            | lamberthetim @ mail.   |
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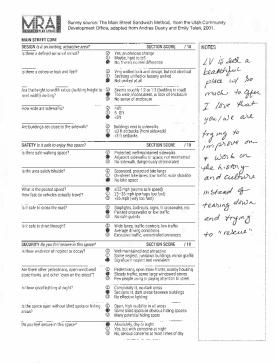
# DESIGN SURVEY RESULTS

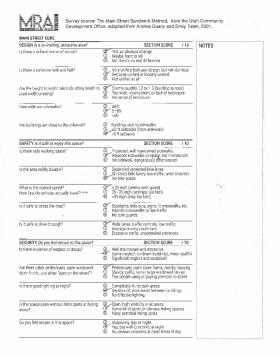


SWOT analysis is a common way of examining a place. The analysis done to this point should help you to adequately conduct a SWOT analysis that will asked commany leadness in distemning where the control they would like by private to suit better miss others. Use the inside boxes to manyly the flippicate belongs of the street explore. For exemplic Sequella inside such asked analysis of the street explore, the control inside the street were devoted. We will necessity that they will be suited to the control inside the street were devoted. We will necessity that they will be supported to the street of the suited that the suited of the suited o

Use the outside box area to analyze the main street as a whole. For example, Strengths: Inistonic district feel, movie theatre, good restaurant, Weeknesses, disconnected from interstate, no strong anchor; Opportunities: Christmas (estival, farmor's market space; Threats big box development at deep of turn lises of dewntown entertal store.

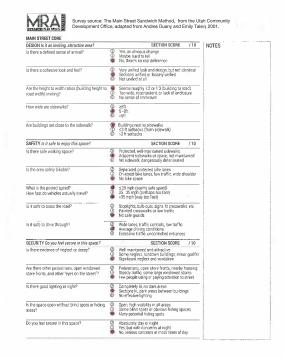






Survey source: The Main Street Sandwich Method, from the Utish Community Davelonment Office, adapted from Andrea Duany and Emily Talen, 2001.

| DESIGN is it an inviting, attractive area?  |     | SECTION SCORE / 10   |
|---|-----|--|
| s there a defined sense of arrival?   | 300 | lles, an obvious change<br>Maybo, hard to tell<br>No, there's no real difference   |
| s there a cohesive look and feel?   | 320 | Very unified look and design, but not identical<br>Sections unified or loosely unified<br>Not unified at all                                   |
| Are the height to width ratios (building height to<br>road width) inviting?             | 040 | Seems roughly 1:2 or 1:3 (building to road)<br>Too wide, inconsistent, or lack of enclosure<br>No sense of enclosure                           |
| How wide are sidewalks?   | 900 | 28ft<br>5-8ft<br><5ft  |
| Are buildings set close to the sidewalk?  | 000 | Buildings next to sidewalks<br>\$3 ft setbacks (from sidewalk)<br>>3 ft setbacks   |
| SAFETY Is it safe to enjoy this space?  |     | SECTION SCORE / 10   |
| is there safe walking space?  | 920 | Protected, well-maintained sidewalks<br>Adjacent sidewalks or space, not maintained<br>No sidewalk, dangerously deteriorated                   |
| is the area safely bikable?   | 808 | Saparated, protected bike lanes<br>On-street bike lanes, low traffic, wide shoulder<br>No bike space   |
| What is the posted speed?<br>How fast do vehicles actually travel?                      | 920 | ≤25 mph (seems sole speed)<br>25–35 mph (perhaps too fast)<br>>35 mph (way too fast)   |
| is it safe to cross the road?   | 999 | Stoplights, bulb-outs, signs, lit crosswalks, etc.<br>Painted crosswalks or low traffic<br>No safe guards                                      |
| is it safe to drive through?  | 900 | Mide lanes, traffic controls, low traffic<br>Average driving conditions<br>Excessive traffic, incontrolled entrances                           |
| SECURITY Do you feel secure in this space?  |     | SECTION SCORE / 10   |
| is there evidence of neglect or decay?  | 800 | Well maintained and attractive<br>Some neglect, rundown buildings, minor graffit<br>Significant hegloct and vandalism                          |
| Are there other pedestrians, open windowed store-fronts, and other "eyes on the street" | 866 | Pedestrians, open store fronts, nearby housing<br>Steady traffic, some large windowed stores<br>Few geople using or paying attention to street |
| is there good lighting at night?  | 976 | Completely lit, no dark areas<br>Sections ht, dark areas between buildings<br>No effective lighting  |
| s the space open without blind spots or hiding<br>areas?                                | 900 | Öpen, high visibility in all areas.<br>Some blind spots or obvious hiding spaces.<br>Many potential hiding spots.                              |
| Do you feel secure in this space?   | 986 | Absolutely, day or night<br>Yes, but with concerns at night<br>No, serious concerns at most times of day                                       |



Survey source: I ho Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andres Duany and Emily Talen. 2001. MAIN STREET CORE SECTION SCORE /10 NOTES Yes, an obvious change
Maybe, hard to tell
No, there's no real difference Is there a cohesive look and feel? Very unified look and design, but not identical Sections unified or loosely unified Not unified at all Are the height to width ratios (building height to Orox of width) inviting?

Seems roughly 1.2 or 1.3 (building to road) Too wide, inconsistent, or lack of enclosure No sense of enclosure Buildings next to sidewalks

\$3 it setbacks (from sidewalk)

>3 it setbacks

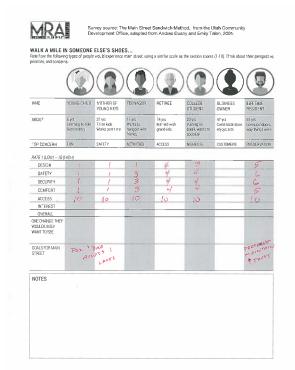
SECTION SCORE /10 SAFETY Is it safe to enjoy this space? Protected, well-maintained sidewalks or space, not maintained

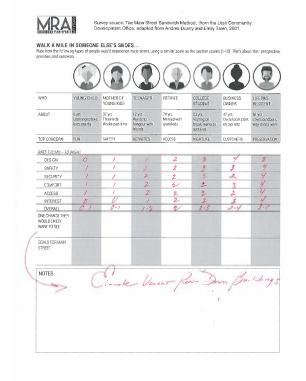
Discovery to the sidewalk or space, not maintained

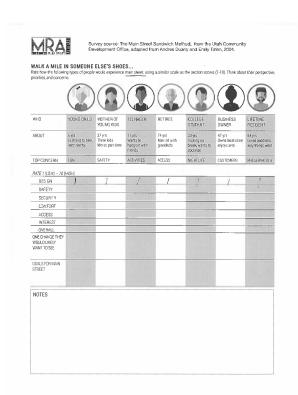
No sidewalk, dangerously deteriorated Is the area safely bikeble? Separated, protected bike lanes
 On-street bike lanes, low traffic, wide shoulder
 No bike space ≤25 mph (seems safe speed)
 25-35 mph (perhaps too fast)
 >35 mph (way too fast) What is the posted speed? How fast do vehicles actually travel? Stoplights, bulb outs, signs, lh crosswalks, etc.
Painted crosswalks or low traffic
No safe guards is it safe to cross the road? SECTION SCORE /10

Well maintained and attractive
Some neglect, rundown buildings, minor graffiti
Significant neglect and vandatism Pedestrians, open store fronts, nearby housing
 Steady traffic, some large windowed stores
 Few people using or paying attention to street Completely lift, no dark areas
 Sections lift, dark areas between buildings
 No effective lighting is the space open without blind spots or hiding OD Dpen, high visibility in all areas one areas? OD Some blind spots or obvious hiding spaces Many potential finding spots. Do you feel secure in this space? Absolutely, day or night
Yes, but with concerns at night
No, serious concerns at most tim

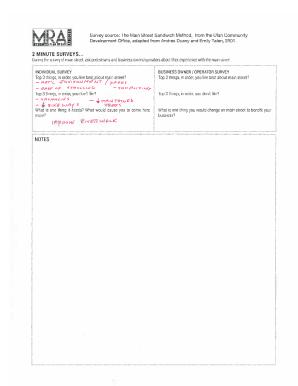
MRA Survey source: The Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andres Duarry and Emily Talen, 2001. WALK A MILE IN SOMEONE ELSE'S SHOES... Rate how the following types of people wou'd experience main YOUNG CHILD MOTHER CF YOUNG KIDS CHW TEENAGER RET REE LIFETIME ABOUT TOP CONCERN RATE 1 (LOW) - 10 (HIGH 26 DESIGN SAFETY SECURITY 6 COMFORT 6 GOALS FOR MAIN STREET NOTES

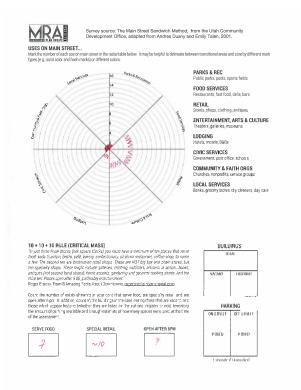


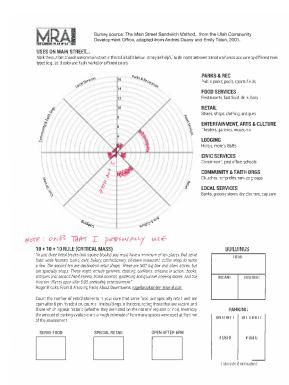


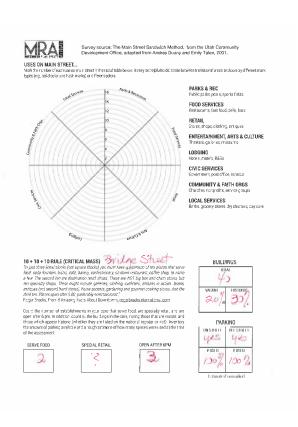


| During the survey of main street, ask pedestrians and business owner/or  | orators about their experience with the main street.  |
|--|---|
| MONOMOUS Survey  Monos Jihong, in order you like best about main street?  Friend Jihong, in order you like best about main street?  Friend Jihong, in order, you doo Jalac's  Uncern Jihong, in order you doo Jalac's  What is one thing it needs? What would cause you to come her more?  It have no you for Count of program of the Count | Fop 3 things, in order, you don't like?  What is one thing you would change on main street to benefit you business? |
| NOTES  | 1   |
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# STEERING COMMITTEE SLIDES

Las Vegas, NM Downtown

# MRA PLAN

### Las Vegas MRA

# **Plan Process**

Plan Boundaries

NM State Statute that empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community wellbeing by establishing it as a Metropolitan Redevelopment Area (MRA).



### Plan Boundaries

- In June, 2010 the City Council approved the Las Vegas Downtown Metropolitan Redevelopment Area Designation Report.
- The designated Metropolitan Redevelopment Area (MRA) boundary is shown in yellow



MRA Plan

### The MRA Plan

- Identifies specific redevelopment projects that when implemented will eliminate the blighted conditions and stimulate economic activity. These projects can include:
  - > land and building acquisition
  - > adaptive reuse or demolition
  - zoning regulations
  - transportation improvements
  - community facilities
  - housing

J

#### MRA Plan

### What the Plan will do

- The MRA Plan:
  - defines the community's vision for the downtown and identifies priority projects and programs to revitalize the downtown area.

VISION

examines existing conditions and assets

ASSESSMENT

- recommends redevelopment projects and implementation strategies
  - RECOMMENDATIONS
- identifies funding sources for downtown's future improvements.

FUNDING

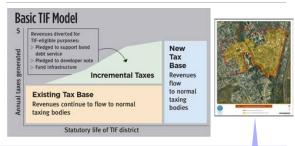
### MRA Plan

### **MRA Tools**

- Public/private partnerships (Development Agreement)
- Create or revise zoning regulations/incentives
- Land or building acquisition
- ▶ Revenue bond financing
- CDBG/State/Federal Brownfield funding opportunities
- **LEDA**
- > Tax Increment Financing (TIF) Districts
  - ▶ A&CD Administrative/operational funding (TIF District)
  - Las Vegas has an approved TIF over the MRA district

istrict

### Basic TIF Model



THE TIF IS GEOGRAPHICALLY CONSTRAINED WITHIN MRA BORDERS: Incremental Taxes collected within the Mra can only be spent Within the Mra During the Life of the Tif.

### **Community-Driven Planning**

- The recommendations and strategies are intended to help achieve the vision and goals developed by the community through an extensive participatory planning process
  - Steering Committee
  - ▶ Community interviews & focus groups
  - Community workshop/ charrette
  - Draft presentation & input session

9

10

#### MRA Plan

### **Steering Committee**

- Will hold meetings throughout the process to inform process design, issues & opportunities identification
  - Identifies key issues & opportunities that the plan should address
  - Identifies goals and strategies for community meetings
  - Identifies City & partner capacity
    - > Aids in identifying funding opportunities
    - › Aids in identifying groups & individuals to involve

#### MRA Plan

### **Focus Groups: Developing Invitation Lists**

- Planners will hold focus group discussions with groups of invited stakeholders including local
  - Institutions:
    - Highlands, UWC, WLV, LVCS, Luna
  - Community groups
  - Business/ property owners:
    - Developers, realtors, investors, bankers
  - > Youth and young professionals

Las Vegas Metropolitan Redevelopment Act Plan Update

### ARC Planning, Inc.

- Who is ARC Planning?
- We are planning consultants contracted by the City to develop the plan update
  - New Mexico's largest and longest-established firm specializing in planning for communities and facilities (41 years in business)
  - ▶ Planning experience in the area
    - The Las Vegas Comprehensive Plan, 2011
    - ▶ San Miguel County Comprehensive Plan, currently
    - ▶ Village of Pecos Comprehensive Plan, currently
      - Pecos Schools Facilities Master Plan, 2017

### Las Vegas MRA

# **Existing Conditions**

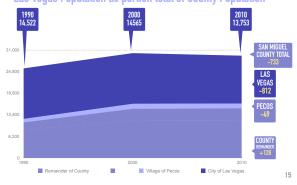
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### Las Vegas

# ## Steady since 1950 | 30,000 | 22,000 | 22,000 | 22,000 | 20,000 | 23,000 | 23,000 | 23,000 | 24,000 | 25,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000

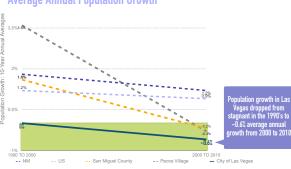
Las Vegas

### Las Vegas Population as portion total of County Population



11

### Average Annual Population Growth



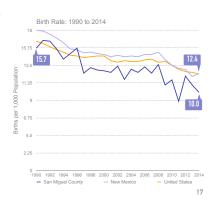
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### San Miguel

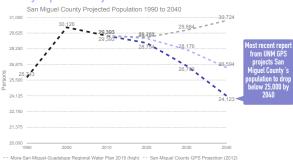
### **County Birth Rate**

- Defined as the number of births per 1,000 population
- > San Miguel County birth rate is lower than state and national averages
- Has fallen from 15.7 in 1990 to 10 in 2014



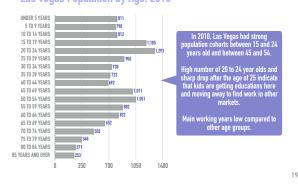
### San Miguel

### **County Population Projections**



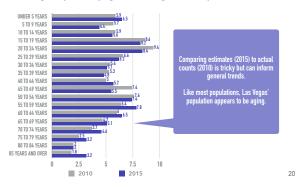
### Las Vegas

### Las Vegas Population by Age, 2010

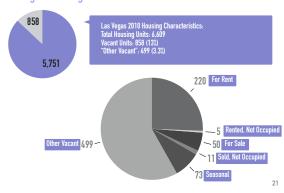


Las Vegas

### Las Vegas Population by Age as Percentage of Total Population, 2010 and 2015



### **Las Vegas Housing Characteristics**



Las Vegas

### **Housing Cost Burden**

- Housing cost burdened is defined as spending 30% or more of total household income on housing costs
- Census estimated that in 2016, 33% of San Miguel households were cost burdened
- ▶ 67% of cost burdened households earn \$20,000 or less.
- > 30.5% of New Mexico households \$20K to \$34,999 are cost burdened

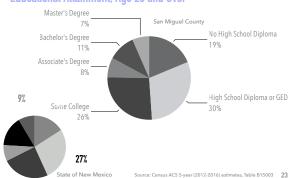


Source: Census ACS 5-year (2012-2016) estimates, Table S2503 22

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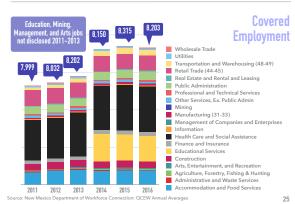
### **Educational Attainment, Age 25 and Over**



### **Employment and Unemployment**



### Las Vegas



Las Vegas

### **Job Openings**

- Most job openings in San Miguel County are in the Healthcare and Public Administration sectors
- Average wage of all postings: \$42,545
- ▶ Some jobs have been unfilled for over a year

| Industry  | Job<br>Openings |
|---|-----------------|
| Accommodation and Food Services   | 29              |
| Administrative and Support and Waste<br>Management and Remediation Services | 26              |
| Educational Services  | 7               |
| Finance and Insurance   | 7               |
| Health Care and Social Assistance   | 57              |
| Information   | 5               |
| Management of Companies and Enterprises                                     | 4               |
| Manufacturing   | 2               |
| Other Services (except Public Administration)                               | 2               |
| Professional, Scientific, and Technical Services                            | 10              |
| Public Administration   | 88              |
| Real Estate and Rental and Leasing  | 2               |
| Retail Trade  | 20              |
| Transportation and Warehousing  | 10              |
| Wholesale Trade   | 6               |

New Mexico Department of Workforce Connection: Job Openings by Industry

### Las Vegas Downtown

**2010 Plan** 

Assets

- Identifies the 6 historic districts in the plan area:
  - Las Vegas Plaza
  - Railroad Avenue
  - ▶ Bridge Street
  - Douglas-Sixth Street
  - El Distrito de las Escuelas
  - Lincoln Park
- ▶ Library Park



Mainstreet De Las Vegas

Mainstreet program area shown in yellow



LV ACD

- The Las Vegas Arts and Culture District boundaries are shown in yellow
- ACD Phase 1 in pink



Railroad and Downtown Districts Initiative

- > 2003 community planning effort to identify improvements to Grand Ave and adjacent areas (downtown and railroad)
- > The plan identified the following catalytic projects

Center Block: Redevelop landmark buildings to link Grand to transportation center & highlight IT

Lincoln Ave Work Building: Live/work building at Lincoln & Railroad

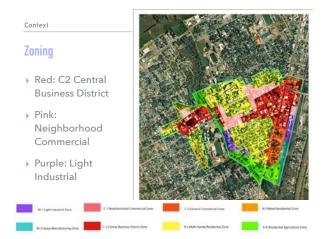
City Hall: Relocate to former Safeway Parking lot Douglas & Railroad housing: infill development of mixed-income housing

Sixth Street Station: Adaptable reuse of triangular site at the foot of 6th street

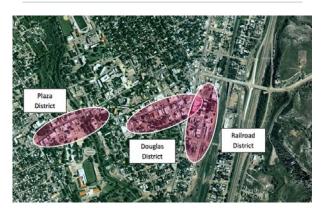
### Plan Context

### **Existing Planning Efforts**

- Railroad and Downtown Districts Initiative, 2003-2005
- City of Las Vegas Community Master Plan, 2011
- Grand Ave. Improvements & MainStreet Las Vegas Streetscape Renovation Project, ongoing
- New Mexico Highlands University Campus Master Plan Update 2010
- Las Vegas Commercial Design Guidelines
- City of Las Vegas Zoning Ordinance 2008
- City of Las Vegas Comprehensive Plan 2011



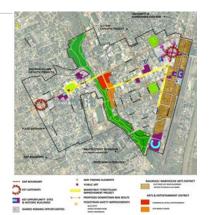
Identified Commercial Districts



Text

### 2009 Downtown Master Plan

- Gateways
- Parking
- Wayfinding
- StreetscapeImprovements
- ▶ Bike Route
- Live / Work



Priority Projects

### **2009 Plan Project Proposals**

- TIF/TID District implementation
- ▶ Rubber Tire Trolley Shuttle
- Old City Hall to house Community Services
- Farmer's Market at Safeway Parking Lot
- Triangle Park Gateway
- 12th Street Extension to Grande Ave.
- Municipal services and parking at Safeway parking lot



Wayfinding



Current Issues & Opportunities: Goal

### Developing a wayfinding plan

Design
Cost
Phasing

WAYFINDING ROUTE NEEDED TO DISCOVER HISTORIC LAS VEGAS

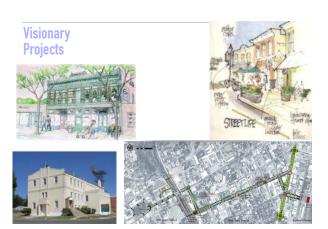
NMHU
CAMPUS
CAMPUS
DOUGLAS AVENUE
DOUGLAS AVENUE
DOUGLAS AVENUE

Visionary projects









2/



Current Issues & Opportunities

### **Continuing Efforts and Other Projects**

- Facade improvements
- Downtown streetscape improvements
- ▶ Begin promoting E. Romero Fire Station
- » River restoration planned, hope to connect Montezuma to the Las Vegas National Wildlife Refuge eventually
- Grand corridor improvements- from first exit to Tilden, adding bike lanes, walking path, lighting, landscaping, gateway sign
- $\,\blacktriangleright\,$  River improvements and new ball fields planned south of WLV HS campus
- Maloof building at Bridge and Moreno recently sold, plans to open a brewpub

Municipal Services Building and Public Parking on City-owned former Safeway Site (Ortega-Romero-Rodriguez, Architects)



Zoning Changes



### Cindy Collins

# Mainstreet de Las Vegas

Recent Accomplishments

### Mainstreet de Las Vegas

Facilitated purchase of the Hotel Castañeda





Recent Accomplishments

### Mainstreet de Las Vegas

\$75,000 for E. Romero Hose & Fire Building renovation-COMPLETED







Recent Accomplishments

### Mainstreet de Las Vegas

▶ 16 Vacant façades painted, 75 trees, 32 planters



Recent Accomplishments

### Mainstreet de Las Vegas

- Feasibility analysis for rehab of Rawlins and Castañeda, architectural drawings & Reuse schematic





Recent Accomplishments

### Mainstreet de Las Vegas

Castañeda Renovations Have Begun





Recent Accomplishments

### Mainstreet de Las Vegas

Assisted With Planning For Indigo Theater On Bridge Street Which Opened In 2015.





Recent Accomplishments

### Mainstreet de Las Vegas

Jc's Expanded, Added A Bowling Alley





Recent Accomplishments

### Mainstreet de Las Vegas

Carnegie renovations & gala





Dentil molding before







Recent Accomplishments

### **Other Accomplishments**

- Old Trolley Building > \$8M restoration/ development
  - Highlands Media Arts & Technology Department
  - Three classroom labs each equipped with 17 computer workstations with the latest design and multimedia software along with 79-inch monitors with ultra high-definition.
  - 3-D printers and a large scale laser cutter.
  - A modern television studio for creating video with special effects.
  - Labs for studio photography and audio mixing.



- An electronics maker space
- An extensive **equipment library** that gives students access to the latest digital photography and 11)11
- A gallery space in the lobby for student and community art exhibits

Recent Accomplishments

### **Other Accomplishments**

- ▶ The Skillet Restaurant
- In MRA District
- Expands nightlife opportunities
- ▶ Improved historic building
- ▶ Builds connection between Plaza and Douglas areas



Las Vegas, NM

# **Potential Projects**

### Priorities

### **Establishing Priorities**

- Focus on the River, restore connection to the bosque
- Improved circulation & way finding
- Improve walkability & live/work
- Focus on museums and history
- Focus on Arts & Culture
- Stabilizing threatened historic buildings & minimizing vacancies

A top priority

### Potential Priority Projects

- Continued greenway/bosque park development
  - Continued river improvements by Hermit's Peak Watershed Alliance
  - Installing benches and lighting
  - Extending it to meet planned trail along Grand at Lincoln



### Potential Priority Projects

- Reroute incoming traffic down University to Bridge
  - Improves vehicle circulation & funnels traffic to Plaza
  - > Improves pedestrian safety on National
  - Highlights Historic Ilfeld Auditorium
- Wayfinding and Signage Plan



Potential Priority Projects

### **Potential Projects**

- Relocating City offices to PNM
- Potential for improved funding opportunities for Railroad Street improvements
- Coincide with Castañeda restoration
- Could include a Farmer's Market in existing truck bays
- Trolley between Plaza and Casteñeda
- Crosswalk on Grand at Lincoln

### Potential Priority Projects

### **Potential Projects**

- ▶ Cultural Attractions Mapping
  - > Helping visitors find out where to go & what's happening
- Vacant Building Ordinance
  - Prioritize adaptive reuse but provide additional tools to the City
- ▶ Implement TIF
  - District is in place but needs to be implemented
- Great Blocks Project (funding)
  - > The project is designed but needs finding

Potential Priority Projects

### **Great Blocks Project**



Current Issues & Opportunities

### **Regional & National Trends**

- Pop-ups
- Food truck days
- Pop-up businesses
- Pop-up events
- Recreation opportunities
- > Arts & Cultural District
- Maker spaces & Local DIY

Current Issues & Opportunities

### Maker spaces & Local DIY

- NMHU Arts & Media
- ▶ Former Parachute Factory group capacity
- Meow Wolf model
- > Strong arts & crafts community & capacity
- Las Vegas is the leader in Maker groups in NM
- > Excellent model for developing local businesses
  - Enhance existing capacity with a local business incubator

### Restoration Potential?



Restoration Potential?



What Next?

### Some thoughts and comments so far:

- Las Vegas needs to cultivate a "college town" feel
- Connect Riverwalk to HU campus at Trolley building & Rec center
- Reverse one-way portion of University to funnel visitors into downtown
- ▶ Improve connection between Railroad & Bridge
- Need more late night options & places for HU & UWC kids to go
- > Need more opportunities for artists to sell wares, art festivals
- The old JC Penny building should be converted into something to attract HU students
- Livable, walkable neighborhoods where we can work, eat, and shop
- Preserve the past & honor history while moving forward and modernizing

Las Vegas MRA Plan

### **Next Steps**

- City Council Presentation
  - Wednesday, February 21 at 6PM
- Public Design Charrette
  - Friday, February 23 from 9am to 2pm
  - Saturday, February 24 from 9am to noon
  - Charrette wrap-up presentation
    - Saturday February 24 from 1pm to 2pm

### Las Vegas MRA

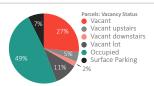
# Mapping

69

MRA Assets Mapping

### **Mapping Methodology**

- GIS mapped ~150 commercial and mixed-use properties in the MRA
  - Along Railroad, Douglas, and Bridge
- Noted vacancy status, business type, historic appearance, condition, and hours of activity





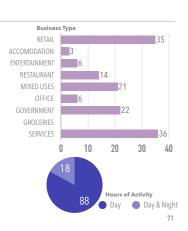
Note: Castiñeda noted as vacant, but projected uses were included in business type

70

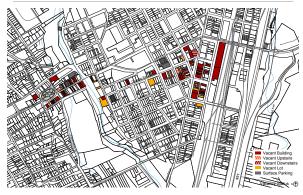
MRA Assets Mapping

### **Mapping Methodology**

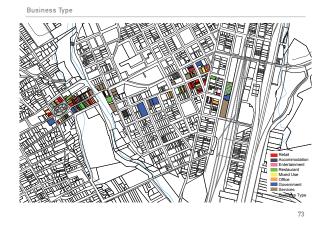
- The MRA business area includes about 125 businesses
  - The MRA has about 300 residential parcels
- About equal retail and services
- Just 20 restaurant and entertainment establishments
  - 18 establishments attract activity at night, but they are quite spread out

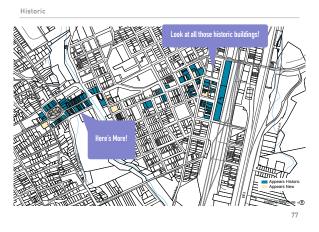


Vacancy

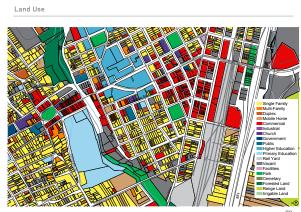


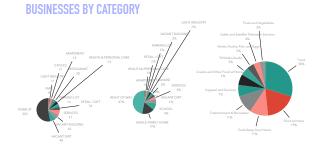
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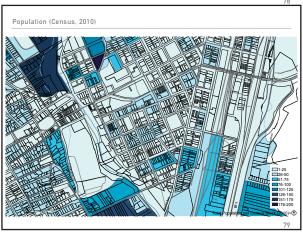














Housing Units (Census, 2010)

### Las Vegas MRA

# **Visioning**

81

#### /isioning

### **Brainstorming sessions**

- No constraints dream projects
- One long term dream project
- Achievable goal projects
- Practical/ necessary objectives

SWOT

### **Strengths**

- Well-educated resident population with three educational institutions: Highlands University, Luna Community College, and United World College
- HIGH EDUCATION
- Central place for county and region
- Historical authenticity and integrity of downtown building stock
- REGIONAL HUB
- Vibrant daytime worker population and educational campus
  - DAYTIME POPULATION
- Tourist destination, primarily the Plaza and pass-through
- Local convenience and destination goods center at Grant and Douglas

85

86

#### SWOT

Strengths

### Stable resident population

- POPULATION DECLINE
- High level of residential and commercial vacancy
- VACANCY
- Economic recession creates difficult business environment

WEAK ECONOMY

82

### Visioning

### **Developing a wayfinding plan**

- Are ACD and Arts Council co-located?
- ► Has a western heritage festival been developed?
- What are the plans for the UWC Baptist Church Building?
- phantom galleries (mini exhibits in vacant storefront window displays)
   "Plaza Performances" (a regular series on the Plaza of dancers, poetry, music, etc)
- student internships with local arts and cultural entrepreneurs
- marketing plan
- A&CD Council consider a partnership with the City Community Development Department, Design Review Board, and the Citizens Committee for Historic Preservation for the purpose of addressing the critical issue of at-risk buildings.
- whats the parking requirement?

SWOT

### Strengths

- Momentum around opportunity site, especially U7 project
- MOMENTUM- LOST
- Historic preservation and redevelopment of other key sites
- MOMENTUM- CTD.
- Arts and cultural district designation and Metropolitan Redevelopment Area creation

CAPACITY

8

### Visioning

### ACD plan has some good recommendations

- o Free Calendars (NM Magazine, Tourism website) such as event calendars placed on New Mexico Magazines and the NM Tourism websites.
- o Coop Marketing Program (Tourism \$). Apply for coop funding with New Mexico Tourism and New Mexico Economic Development.
- o Northeast Regional Marketing Board.
- o Clean and Beautiful (tourism grant program)
- o Request the NM Tourism Dept write press releases
- o NM Tourism Scenic Byways funding opportunities includes state and national grant programs and a variety of types of programs arts, museums, libraries, etc.
  - Build "Fam" Tours (familiarization). Journalists and free-lance travel writers are invited to the area (you have to host them, pay their expenses)

Can the farmers market go downtown?

# SWOT

Weaknesses

 Economic recession affecting state and local government revenues and budgets

LIMITED FUNDING

 Grand Avenue transportation improvements create unfriendly pedestrian crossings and potential to divide downtown neighborhoods

TRANSPORTATION PLAN

 Continued suburbanization of housing, institutions, and commerce out of downtown DE-URBANIZATION

84

83

88

SWOT

### **Opportunities**

- ▶ Increase professional businesses
- Grow base economy
- Develop an expanded, wellplanned events regimen
- SUCH AS FILM

REAL ESTATE, INSURANCE, ETC

CREATE NEW EVENTS



FINAL | May, 2018

# ESRI TAPESTRY DEFINITIONS

The following definitions describe all the Esri tapestries within the city of Las Vegas and San Miguel County. (Source: https://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm)

- Midlife Constants (5E). Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.
- Rural Resort Dwellers (6E). Although the Great Recession forced many owners of second homes to sell. Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas. many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.
- Southwestern Families (7F). Residents in these neighborhoods are young families that form the foundation of Hispanic life in the Southwest. Children are the center of households that are composed mainly of married couples with children and single-parent families. Grandparents are caregivers in some of these households. Recent arrivals and older generations are language-isolated. Much of the working-

- age population is employed in blue-collar occupations, specializing in skilled work, as well as building maintenance and service jobs. Spending is focused on the family and at-home entertainment, but they do like to gamble (casinos and lottery tickets).
- Front Porches (8E). Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.
- Southern Satellites (10A). Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

- Down the Road (10D). Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest chiefly in the West and Midwest. Almost half of householders live. in mobile homes: more than two-fifths live in single-family homes. These are younger, diverse communities, with the highest pro- portion of American Indians of any segment. These family-oriented consumers value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US. This market has higher unemployment, much lower median household income and home value, and more than a fifth of households with income below poverty level.
- **Set to Impress (11D).** Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are single person and nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

The spending habits of the predominant market segments in San Miguel County present many issues and opportunities for emerging or aspiring businesses in Las Vegas. While people within the regional market may have less disposable income to spend, they may be more likely to purchase goods locally than rely on e-commerce. Non-profit organizations and institutions may also find a niche market here, providing services where private enterprises may struggle to make a profit. The local talent pool graduating from the area's high schools, the community college, and the university may be poised to begin a career or start a business catering to these local needs. Refer to the repositioning opportunities mentioned in Market Analysis for more information.

# HISTORIC ASSETS

### Distrito de las Escuelas

· SR#293, Listed in 1979 in the NRHP, state significance

# Rough Boundaries:

· East: Gonzales; North Bridge Street; South: Perez; West: Chavez

# Significant Structures

- · Charles Ilfed, 1609 S. Gonzales
- · E. Rosewald House, 1693 S. Gonzales
- · 1519 S. Gonzales
- $\cdot$  1411 S. Gonzales
- · 1319 S. Gonzales
- · Gallegos House, 1114 S. Pacific
- · Rivera-Pearce House, 1208 S. Pacific
- · Rhua Pearce House, 1304 S. Pacific
- · 1320 S. Pacific
- · Equibel-Gallegos House, 1402 S. Gonzales
- · 1408-10 S. Pacific
- · 1622 S. Pacific
- · Gazette Building, 235 Moreno
- · 231 Moreno

- · Vicente Silva House, 225 Moreno
- · 207 Moreno
- · Manuel Romero House, 1409 S. Pacific
- · O.A. Larrazolo House, 1320 S. Pacific
- · 1301-05 S. Pacific
- · Valdez-Zifre House, 1111 S. Pacific

# Contributing Structures

- · 1503 S. Gonzales
- · 1503 1/2 S. Gonzales 1311 S. Gonzales
- · 1112 S. Pacific
- · 1200 S. Pacific
- · 1204 S. Pacific
- · 1300 S. Pacific
- · 1304 S. Pacific
- · 1310 S. Pacific
- · 1316 S. Pacific
- · 1412 S. Pacific
- · 1506 S. Pacific
- · 1518 S. Pacific
- · 1524 S. Pacific
- · Rivera-Moya Galindre House/Bakery, 1616 S. Pacific
- · 213 Moreno
- · 1317 S. Pacific

| National Register Historic Districts and Individual Properties in Las Vegas |                        |   |            |                      |  |
|---|------------------------|---|------------|----------------------|--|
|   |                        | Number and Types of Significant and Contributing Historic Structures in Districts |            |                      |  |
| District Name   | National Register Date | Residential   | Commercial | Public & Semi-public |  |
| Plaza   | 12/10/74               | 0   | 23         | 1                    |  |
| Bridge Street   | 7/26/78                | 0   | 29         | 1                    |  |
| Railroad Avenue   | 8/6/79                 | 0   | 22         | 0                    |  |
| Districto de las Escuelas   | 3/18/80                | 44  | 0          | 0                    |  |
| Library Park  | 5/12/79                | 17  | 0          | 5                    |  |
| Lincoln Park  | 8/6/79                 | 170   | 1          | 2                    |  |
| Douglas-Sixth Street  | 7/21/83                | 0   | 28         | 4                    |  |
| North New Town Residential  | 7/21/83                | 225   | 4          | 6                    |  |
| Old Town  | 10/28/83               | 250   | 6          | 6                    |  |
| Individual Properties   | Various, Through 1984  | 58  | 8          | 5                    |  |

- · 1315 S. Pacific
- · 1311 S. Pacific
- · 1107 S. Pacific
- · 1600 S. Pacific

# Non-Contributing Structures

- · 1613 S. Gonzales
- · 1605 S. Gonzales
- · 1507 S. Gonzales 1502 S. Pacific 1504 S. Pacific 1520-22 S. Pacific 1600 S. Pacific 1616 S. Pacific 1607 Gonzales 209 Moreno
- · 219 Moreno

### Library Park Historic District

· SR#325, listed in 1979, National significance

# Rough Boundaries:

· Library Park and surrounding streets.

# Significant Structures

- · Stephen D. Davis, Jr., House, 506 Columbia
- · 512 Columbia
- · Dr. H.J. Mueller House, 524 Columbia
- · Immaculate Conception School, SE Corner 6th and National
- · Louis Fort House, 812 5th Street
- · Las Vegas Carnegie Library, center of Library Park
- · 902 5th Street
- · University Methodist/Christian Science Church, NW Corner 6th and Columbia Library Park, bounded by Washington, 6th St., Columbia and 5th Street.

# Contributing Structures

- · Charles Tamme House, 518 Columbia
- · Immaculate Conception Parish House, 811 6th Street Immaculate Conception Catholic Church, NW Corner 6th St. and National
- · 822 6th Street
- · 414 Columbia
- · 911 6th Street

- · 612 Columbia
- · 408 National
- · 717 6th Street
- · 713 6th Street

# Non-Contributing Structures

· H.W. Seewald House, 814 6th Street

# Railroad Avenue Historic District

· SR#344 Listed in 1979, State Significance

# Rough boundaries:

· East: ATSF Railroad; North: University; South: Jackson; West: Grand Ave.

# Significant Structures

- · 415 Railroad Avenue
- · Ward & Tamme's Monarch Hall, SW Corner Railroad and Lincoln
- · Wells Fargo Express Building, 615 Lincoln
- · Boston Clothing Store (Time Store), SE Corner Grant and Lincoln
- · Strousse and Bacharach Building (Martin's Welding), 515 Railroad Avenue
- · Rawlins House Lodgings, 531 Railroad Avenue
- · Brown and Manzanares Co, Warehouse (Hays Plumbing), NE Corner Douglas and Railroad Avenue
- · Castaneda Hotel, SE Corner Douglas and Railroad
- · Santa Fe Railroad Depot, end of Lincoln at Railroad Tracks
- · Gross-Blackwell/PNM Building, SE Corner Lincoln and Railroad Avenue

# Contributing Structures

- · Ward Block, 401 Railroad Avenue
- · State Highway Department Building (Rocky Mountain Body Shop), 423-25 Railroad Avenue Roggow's Coin Machines, 609 Lincoln
- · Pancho's Café, 505 Lincoln
- · La Cantina, 603 Lincoln

- · L-J Auto Repair, 511 Railroad Avenue
- · 617-21 Douglas
- · Fred Harvey Creamery, SW Corner National and RR Tracks

# Non-Contributing

- · 405 Railroad Avenue
- · Isaac Lewis Building (Dennis Construction), 411 Railroad Avenue TJS Inc, 415 Railroad Avenue
- · 417 Railroad Avenue
- · 419 Railroad Avenue
- · 501 Railroad Avenue
- · 519 Railroad Avenue
- · 521 Railroad Avenue
- · 535 Railroad Avenue
- · Shed annexes to 600 Railroad Avenue

# Douglas – Sixth Street Historic District

· SR#893 —Las Vegas, NM Listed in 1982, State Significance

# Rough Boundaries:

· West: 7th Street; North: University; East: Grand; South: Lincoln

# Significant Structures

- · Bank of Las Vegas, 622 Douglas Crockett Building, 600 Douglas
- · Las Vegas Police Station, 622 6th Street
- · Nelson, 612 6th Street
- · Masonic Temple, 514 Douglas
- · Lion Park, Lion Fountain
- · Las Vegas Furniture, 501 6th Street
- · JC Johnsen and Company, 623 Douglas

# Contributing Structures

- · Mode O'Day, 614 Douglas
- · Gordon Jewelers, 606 Douglas
- · El Fidel Hotel, 609 Grand
- · IOOF Building, 522 6th Street
- · 518 6th Street
- · Chevron Filling Station, NW Corner Grand & 6th
- · L & M Pawn, 511 6h Street
- · First National Bank (Union Block), 513 6th Street
- · Carpeteria de New Mexico, 519 6th Street
- · Furniture Warehouse, 612 Lincoln
- · Ilfeld's Hardware, 615 Douglas

# Non-Contributing Structures

- · Bank of Las Vegas Annex, 622 Douglas
- · Taichert's, 610 Douglas
- · Fire Station, City Hall Annex
- · Stephens Irish (Olney Block), 526 6th Street Blazer Finance, 520 6th Street
- · Olafson Agency, 503 6th Street
- · 505-076th Street
- · 509 6th Street
- · First National Bank Annex, 517 6th Street
- · Price's, 523 6th Street
- · Las Vegas Typewriter, 611 Douglas
- · 621 Douglas
- · 619 Douglas

### Lincoln Park Historic District

· SR#331, Listed in 1979, State Significance

# Rough Boundaries:

· Lincoln Park and surrounding streets.

# Contributing Structures

- · 501-03 7th Street
- · 718 Lincoln
- · 808 Lincoln
- · 801 Lincoln
- · 421 8th Street
- · 417-19 8th Street
- · 415 8th Street
- · 411 8th Street
- · 407 8th Street
- · 403 8th Street
- · 725 Jackson
- · 721 Jackson
- · 717 Jackson
- · 321 7th Street
- · Lincoln Park

# Non-Contributing

- · 706 Lincoln
- · 708 Lincoln
- · 710 Lincoln
- · 712 Lincoln
- · 714 Lincoln

# Bridge Street Historic District

· SR#339,Listed in 1976, National Significance

# Rough Boundaries:

· Bridge Street between Las Vegas Plaza and 12th Street

# Significant Structures

- · Winternitz Building, 127 Bridge
- · El Rialto, 141-43 Bridge
- · E. Romero Hose & Fire, 155 Bridge Street 171 Bridge Street
- · Apple Brothers (Estella's Café), 148 Bridge Baca Building, 144 Bridge
- · Sterm and Nahm Building, 112 Bridge
- · Fair Department Store, 108 Bridge

# Contributing Structures

- · 103-05 Bridge
- · Campus Kiva Theater, 107 Bridge
- · The Upstairs, 111-15 Bridge
- · 123 Bridge
- · Hispano Chamber of Commerce, 131 Bridge
- · 135 Bridge
- · National Cabinet Shop, 139 Bridge
- · Hedgecock/WLV Police Building, 157 Bridge
- · El Cafecito, 167 Bridge
- · 166 Bridge
- · White House Club, 164 Bridge
- · Peanuts Pre-School, 158 Bridge
- · 160 Bridge
- · 156 Bridge
- · B&I Used Furniture, 150 Bridge
- · OK Café, 136 Bridge
- · Soloco, 130 Bridge
- · Greg's Central Shoe Shop, 124 Bridge
- · Givens (Sangre de Cristo), 116 Bridge
- · Mills Safety Deposit, 110 Bridge
- · Fair Store Annex, 108 Bridge
- · Bridge Street Bridge

### Non-Contributing

- · 107 Bridge
- · Popular Dry Goods, 112-21 Bridge
- · 151 Bridge
- · Sal's Barber Shop, 153 Bridge
- · 161 Bridge

- · Korte's Cycle Supply, 165 Bridge
- · 162 Bridge
- · 140 Bridge
- · Don Fidel, 128 Bridge
- · Day Activity Center, 118 Bridge

# North New Town Historic District

· SR#892, Listed in 1982, State Significance

# Rough Boundaries:

· National to Friedman, from the alley between 8th and 9th to the alley between 2nd and 3rd.

# Significant Structures

- · Lutz-Bacharach House, 1003 5th Street
- · 1009 5th Street
- · W.F. Hetzler House, 1017 5th Street
- · Stoneroad-Jones House, 1021 5th Street
- · 1016 5th Street
- · 924 4th Street
- · NJ Dillon House, 1022 4th Street
- · 1004 3rd Street
- · 902 3rd Street
- · David W. Cannon House, 915 4th Street
- · 320 National
- · 807 Grand
- · 809 3rd Street
- · 903 3rd Street
- · 907 3rd Street
- · 911 3rd Street
- · 302 Washington
- · 1015 3rd Street
- · DT Lowery House, 519 Washington Henry G. Coors House, 520 Washington
- · Arthur Jaffa House, 1046 6th Street
- · JE Hurley House, 919 6th Street
- · William Rosenthal House, 1031 6th Street
- · Charles Tamme House, 1107 6th Street
- · IH Drake House, 1115 6th Street
- · 1203 6th Street
- · 1207 6th Street
- · 1213 6th Street
- · 1223 6th Street
- · Daum House, 1227 6th Street
- · 606 Friedman
- · William J. Mills House, 1103 7th Street
- · 1108 7th Street

| · Tipton-Rogers      | House, 1031 8th     | · Los Gonzales,    | · 1019 6th Street  | · 1051 7th Street |
|----------------------|---------------------|--------------------|--------------------|-------------------|
| House, 1100 7th      | Street              | 1024 4th Street    | · 1023 6th Street  | · 1011 7th Street |
| Street Milton        | · Joseph Taichert   | · 1014 3rd Street  | · 1025 6th Street  | · 1009 7th Street |
| Taichert House,      | House, 1045 8th     | · 1006 3rd Street  | · 1027 6th Street  | · 1005 7th Street |
| 1036 7th Street      | Street              | · 920 3rd Street   | · 1033 6th Street  | · 925 7th Street  |
| · Vincent Tudor      | · Arthur Ilfeld     | · 914 3rd Street   | · 1051 6th Street  | · 921 7th Street  |
| House, 1032 7th      | House, 1053 8th     | · 910 3rd Street   | · 1055 6th Street  | · 911 7th Street  |
| Street               | Street              | · 906 3rd Street   | · 1059 6th Street  | · 907 7th Street  |
| · Judge DJ Leahy     | · FJ Gehring House, | · 1029 4th Street  | · 1117 6th Street  | · 905 7th Street  |
| House, 1028 7th      | 1103 8th Street     | · 1005 4th Street  | · 1217 6th Street  | · Judge Long      |
| Street               | · James Robbins     | · 927 4th Street   | · 1229 6th Street  | House, 907 7th    |
| · 1018 7th Street    | House, 1117 8th     | · 919 4th Street   | · 1204 6th Street  | Street            |
| · 924 7th Street     | Street              | · Pittenger-Kaswer | · 1208 6th Street  | · 821 7th Street  |
| · 920 7th Street     | · Elmer Veeder      | House, 909 4th     | · 1212 6th Street  | · 817 7th Street  |
| · 914 7th Street     | House, 1201 8th     | Street             | · 1216 6th Street  | · 620 Columbia    |
| · Harold Raynolds    | Street              | · 827 4th Street   | · 1220 6th Street  | · 616 Columbia    |
| House, 1027 7th      | · 1209 8th Street   | · 819 4th Street   | · 1222 6th Street  | · 818 7th Street  |
| Street Herman        | · Dan Stern House,  | · MM Sundt         | · 1224 6th Street  | · 812 7th Street  |
| · Ilfeld House, 1029 | 1118 8th Street     | Planning Mill,     | · 1238 6th Street  | · 810 7th Street  |
| 7th Street           | · 1104 8th Street   | 314 National       | · 1234 6th Street  | · 806 7th Street  |
| · Harris House,      | · EE Hart House,    | · 818 4th Street   | · 1232 6th Street  | · 828 8th Street  |
| 1023 7th Street      | 1100 8th Street     | · 822 4th Street   | · 1228 6th Street  | · 914 8th Street  |
| · 917 7th Street     | · 1038 8th Street   | · 819 3rd Street   | · 1222 6th Street  | · 918 8th Street  |
| · Adin H. Whitmore   | · Fitch House, 1034 | · 825 3rd Street   | · 1232 7th Street  | · 712 Columbia    |
| House, 825 7th       | 8th Street          | · 915 3rd Street   | · 1228 7th Street  | · Newman          |
| Street               | · Contributing      | · 923 3rd Street   | · 1222 7th Street  | Chapell, 903 8th  |
| · 813 7th Street     | Structures          | · 927 3rd Street   | · 1218 7th Street  | Street            |
| · Fidelity Building, | · 909 5th Street    | · 1011 3rd Street  | · 1212 7th Street  | · 913 8th Street  |
| 801 7th Street       | · JH Stearns House, | · 1019 3rd Street  | · 1210 7th Street  | · 915 8th Street  |
| · William Rosenthal  | 921 5th Street      | · 1025 3rd Street  | · 1114 7th Street  | · 921 8th Street  |
| House, 824 7th       | · 1033 5th Street   | · 1029 3rd Street  | · 1112 7th Street  | · 923 8th Street  |
| Street               | · 1038 5th Street   | · 920 6th Street   | · 1107 7th Street  | · 925 8th Street  |
| · 814 7th Street     | · 1030 5th Street   | · 924 6th Street   | · 1203 7th Street  | · 1101 8th Street |
| · Guild Hall, 714    | · 1024 5th Street   | · 516 Washington   | · 1205 7th Street  | · 1015 8th Street |
| National             | · 1008 5th Street   | 1008 6th Street    | · 1207 7th Street  | · 1037 8th Street |
| · St. Paul's         | · 1020 5th Street   | · 1014 6th Street  | · 1209 7th Street  | · 1107 8th Street |
| Episcopalian         | · 426 Washington    | · 1016 6th Street  | · 1213 7th Street  | · 1030 8th Street |
| Church, 722          | · 414 Washington    | · 1018 6th Street  | · 1215 7th Street  | · 1026 8th Street |
| National             | · 920 5th Street    | · 1024 6th Street  | · 1221 7th Street  | · 1020 8th Street |
| · 922 8th Street     | · 918 5th Street    | · 1050 6th Street  | · 1225 7th Street  | · 1016 8th Street |
| · 926 8th Street     | · 914 5th Street    | · 1106 6th Street  | · 1231 7th Street  | · 1008 8th Street |
| · 909 8th Street     | · 910 5th Street    | · 1110 6th Street  | · 1237 7th Street  | · 1004 8th Street |
| · Ludwig W. Ilfeld   | · 906 5th Street    | · 1112 6th Street  | · 1054 7th Street  | · 1002 8th Street |
| House, 1007 8th      | · 902 4th Street    | · 1116 6th Street  | · 1050 7th Street  | · United          |
| Street               | · 912 4th Street    | · 911 6th Street   | · 1026 7th Street  | Methodist         |
| · George P. Money    | · 918 4th Street    | · 915 6th Street   | · 1022 7th Street  | Church, SE        |
| House, 1011 8th      | · 926 4th Street    | · 925 6th Street   | · 1016 7th Street  | Corner National   |
| Street               | · 926 4th Street    | · 1001 6th Street  | · 620 Washington   | & 8th Street      |
| · 1021 8th Street    | · 926 4th Street    | · 1005 6th Street  | · 612 Washington   | 1001 7th Street   |
| · Jake Stern House,  | · 1004 4th Street   | · 1009 6th Street  | · 912 7th Street   | · 515 Washington  |
| 1027 8th Street      | · 1012 4th Street   | · 1011 6th Street  | · DC Winter House, | 515 Washington    |
| · Joseph Danziger    | · 306 Washington    | · 1015 6th Street  | 1053 7th Street    |                   |
| JOSEPH Danziger      | Joo wasiiiigtoii    | 1013 0111 311 001  | 1000 / 111 011 001 |                   |

# Non-Contributing Structures

- · 911 5th Street
- · 1013 5th Street
- · 1027 5th Street
- · 1029 5th Street
- · 1034 5th Street
- · 1026 5th Street
- · 422 Washington
- · 906 4th Street
- · 408 Washington
- · 319 Washington
- · 315 Washington
- · 1022 3rd Street
- · 1012 3rd Street
- · 918 3rd Street
- · 410 Columbia
- · 1025 4th Street
- · 1021 4th Street
- · 1013 4th Street
- · 1009 4th Street
- · 923 4th Street
- · 316 National
- · 919 3rd Street
- · 1023 3rd Street
- · 1020 6th Street
- · 1022 6th Street
- · 1030 6th Street
- · 1042 6th Street
- · 1104 6th Street
- · 1103 6th Street
- · 1214 6th Street · 1240 7th Street
- · 1200 7th Street
- · 1241 7th Street · 1040 7th Street
- · 1017 7th Street
- · 909 7th Street
- · 809 7th Street
- · 1041 8th Street
- · 1212 8th Street
- · 1208 8th Street
- · 1044 8th Street
- · 1012 8th Street
- · 212 Columbia, NW corner Grand and Columbia 312 Columbia
- · 718 Columbia

- · 215 Washington
- · 307 Washington
- · 509-11 Washington 828 4th Street
- · 910 4th Street
- · 1017 5th Street
- · 1018 5th Street
- · 1026 5th Street
- · 1032 5th Street
- · 1036 6th Street
- · 1109 6th Street
- 1120/1202 6th Street
- 1111 6th Street
- · 716 8th Street
- · 812 8th Street
- · 1050 8th Street
- · 1110 8th Street
- · 1120 8th Street
- · 1121 8th Street

# Old Town Residential Historic District

· SR#895 Listed in 1982, State Significance

# Rough boundaries:

West: New Mexico;North: Bernalillo;East: Chavez; South:Perez

# Significant Structures

- · 1517 New Mexico
- · 1608 New Mexico
- · 1702 New Mexico
- · 102 ?, Mid-block between NM/Church & National/Moreno 531 National
- · 2100 New Mexico
- · 2103 New Mexico
- · 170′ WSW of SW Corner of Santa Ana & New Mexico
- · 1931 New Mexico
- · 1811 New Mexico
- · SW Corner S Pacific and Perez
- · 1312 Chavez
- · 1315 Chavez
- · NW Corner Blanchard & Chavez
- Presbyterian Mission, SW side of Chavez between Socorro and Blanchard 405 Socorro
- · 401 1/2 Grant
- Demetrio Silva House,519 Grant
- · 315 Moreno

- · Our Lady of Sorrows, NE Corner Church & National
- · 318-82 National
- · 314 Valencia
- · 1909 Hot Springs
- · 1917 Hot Springs
- · St. Joseph's Hall, 1921 Hot Springs
- · SE Corner Santa Fe & Church
- · 2002 Church
- · 411 Santa Fe
- · Bridge under intersection of Bernalillo and Hot Springs
- · 2008 Hot Springs
- · 2006 Hot Springs
- · 1950 Hot Springs
- · Benigno Romero House, 2003 Hot Springs
- · 2231 Hot Springs
- · Charles A. Spiess House, 2323 Hot Springs
- · Secondino Romero House, 2503 Hot Springs
- · 2507 Hot Spring
- · 2318 Hot Springs
- · 2310 Hot Springs
- · 2015 Gonzales
- · 2004 Gonzales
- · 1904 Gonzales
- · 160 Valencia
- · 2008 Gonzales
- · 1515 S. Pacific
- · 1509 S. Pacific
- · 1505 S. Pacific
- · 1501 S. Pacific

# Contributing Structures

- · 150' West of #670
- · 1015 New Mexico
- · 1019 New Mexico
- · Bridge over Arroyo de Gabonito 1113 New

- Mexico
- · 601 Valley
- $\cdot$  1203 New Mexico
- · 1211 New Mexico
- · 50' west of SW Corner Valley & NM
- · 1307 New Mexico
- · 1311 New Mexico
- · 1313 New Mexico
- · 1407 New Mexico
- · 1409 New Mexico
- · 1413 New Mexico
- · 1501 New Mexico
- · 1503 New Mexico
- · 1505 New Mexico
- · 1507 New Mexico
- · 1515 New Mexico
- $\cdot$  75' behind #632
- · 1304 New Mexico
- · 1316 New Mexico
- · 1404 New Mexico
- · 1602 New Mexico
- · 1710 New Mexico
- · 1926 New Mexico
- · 125' ESE of SE
- Corner New
- Mexico and Santa Fe 2106 New
- Mexico
- · 2112 New Mexico
- · 613 Bernalillo
- · 2111 New Mexico
- · 2109 New Mexico
- $\cdot$  612 New Mexico
- · 175' SW of SW
- Corner Santa Ana
- and New Mexico
- 2009 New Mexico
- · 2001 New Mexico · 1927 New Mexico
- · 150' W of #671
- · 75' W of #674
- · 1921 New Mexico
- · 1819 New Mexico
- · 1815 New Mexico
- · NW Corner New Mexico & National 610 National
- · 327 Perez
- · 315 Perez
- · 100' W of \$687

- · 314 Perez
- · 320 Perez
- · 324 Perez
- · 330 Perez
- · 1103 Chavez
- · 410 Perez
- · 502 Perez
- · 321 Valley
- · 319 Valley
- · Behind and attached to #699 329 Valley
- · 1119 Chavez
- · 405 Valley
- · 409 Valley
- · 413 Valley
- · 417 Valley
- · 421 Valley
- · 425 Valley
- · 501 Valley
- · 503 Valley
- · 507 Valley
- · 504 Valley
- · 502 Valley · 414 Valley
- · 412 Valley
- · 1201 Chavez
- · 1207 Chavez
- · 1209 Chavez
- · 1219 Chavez · 1223 Chavez
- · 1300 Chavez
- · 1304 Chavez
- 1304 CHAVEZ
- · 1301 Chavez · 1311 Chavez
- · 409 Blanchard
- · 416 Blanchard
- 410 Dialicilard
- · 417 Blanchard
- · 420 Blanchard
- · 507 Blanchard · 502 Blanchard
- JUZ Dialicilaru
- · 421 Blanchard
- · 505 Blanchard
- · 500 Blanchard · 419 Socorro
- · 412 Blanchard
- · 404 Blanchard
- · 314 Blanchard
- · 312 Blanchard
- · 413 Socorro
- · 417 Socorro
- · 517 Socorro
- · 510 Socorro

- · 506 Socorro · 500 Socorro · 410 Socorro
- · 406 Socorro · 325 Grant · 1516 S. Pacific
- · 1514 S. Pacific · 401 Grant
- · 511 Grant
- · 50' E of SE corner New Mexico & Grant
- · 524 Grant
- · 501 1/12 Moreno
- · 414 Grant · 320 Grant · 315 Grant · 317 Moreno · 323 Moreno · 401 Moreno · 407 Moreno · 415 Moreno
- · 501 Moreno · 507 Moreno · 517 Moreno · 528 Moreno · 526 Moreno · 522 Moreno · 516 Moreno
- · 406 Moreno · 322 Moreno

· 512 Moreno

- · Margarito Romero House, 403 National 411 National
- · 415 National · 417 National · 503 National
- · 507 National · 511 National
- · 517 National · 523 National · 527 National
- · San Miguel County Courthouse 320
- Valencia · 400 Valencia · 410 Valencia · 414 Valencia · 500-02 Valencia
- · 1932 Morrison · 1916-18 Morrison · 1914 Morrison

- · 1901 Hot Springs · 1925 Hot Springs · 1931 Hot Springs · 315 Santa Fe
- · 325 Santa Fe · 331 Santa Fe · 1912 Church
- · 312 San Pedro Alley 310 San Pedro Alley 1913
- Church · 310 Santa Fe · 314 Santa Fe · 324 Santa Fe · 319 Santa Ana · 1925 Church · 2012 Church · 332 Santa Ana · 334 Santa Ana · 338 Santa Ana · North Public School Santa Fe & Church 401
- Santa Fe · 407 Santa Fe 515 Bernalillo 415 Morrison
- 2001 Morrison 511 Santa Fe 2009 Morrison 502 Santa Ana 512 Santa Ana 514 Santa Ana 2108
- Hot Springs 2002 Hot Springs 2005 Hot Springs · 1921 Gonzales
- · SE CornerTaos and Church
- · 309 Taos · May Hays House, 2213 Hot Springs 2219 Hot
- Springs
- · 25' behind (2) of #930 · 2225 Hot Springs · 2403 Hot Springs · 2407 Hot Springs · 2419 Hot Springs · 2416 Hot Springs
- · 2412 Hot Springs · 2210 Hot Springs · 2022 N. Gonzales · 2025 N. Gonzales
- · 2002 N. Gonzales · 1906 Gonzales
- · 180 Valencia · 153 Valencia · 1619 S Pacific

- · 1609 S Pacific
- · 1605 S Pacific
- · Non-Contributing Structures 1207
- New Mexico · 615 Valley
- · 612 Valley
- · 1301 New Mexico · 1313 New Mexico
- · 1403 New Mexico
- · 1411 New Mexico
- · 1106 New Mexico · Olivas Market, SE
- CornerSanta Ana and New Mexico
- 1917 New Mexico · 150' behind (w) of
- #675 412 Perez · 620 Perez
- · 1106 Chavez · 418 Valley
- · 1213 Chavez · 1305 Chavez
- · 1307 Chavez
- · 413 Blanchard
- · 514 Blanchard · Plagge Memorial
- Center 501 Socorro · 302 Socorro
- · 413 Grant
- · 415 Grant
- · 501 Grant
- · 500 Grant · 505 Grant
- · 326 Grant
- · 402 Grant
- $\cdot$  75' behind (s) of #791 509 Moreno
- · 504 Moreno
- · 416 Valencia
- · 504 Valencia
- · 1908 Morrison
- · 311 Santa Fe
- · 310 Valencia
- · 405 Santa Fe
- · 504 Santa Ana
- · 510 Santa Ana
- · 2102 Hot Springs
- · 1925 N Gonzales
- · 2218 Hot Springs
- · Jefferson Raynolds House / Gonzales

- Funeral Home, 2301 Hot Springs 2411 Hot
- Springs
- · 1625 S Pacific 1505 1/2 S Pacific 315 Perez
- · 408 Valley
- · 519 Valley 506 Valley 512 Blanchard 400
- Socorro 403 Socorro 513 Socorro 600 Socorro 611
- Socorro 310 Grant
- · 326 Moreno
- · 408 Moreno
- · 413 Moreno
- · 502 Moreno
- · 527 Moreno
- · Our Lady of Sorrows Rectory, 400 National
- 168 Valencia
- · 322 Valencia 500 Valencia 609 Valencia
- 308 Santa Fe
- · 1410 New Mexico 1500 New Mexico 1800 New
- Mexico 1901 New
- Mexico 1904 New
- Mexico 1908 New
- Mexico 1912 New
- Mexico 1918 New
- Mexico 1903 Morrison
- 1907 Morrison 1913
- Morrison 1919 Morrison
- 1923 Morrison 1931
- Morrison 1107 Chavez
- 1308 Chavez 2008
- Church 1913 Hot Springs
- 2226 Hot Springs 2320
- Hot Springs 2322 Hot
- Springs 2404 Hot
- Springs 2410 Hot Springs 2423 Hot
- Springs 1912 N Gonzales
- Be sure to review the nomination.

# Las Vegas Plaza, Historic District

- · Listed in 1974 in NRHP
- · No significance level noted

# Rough Boundaries:

· Las Vegas Plaza and surrounding streets.

# Significant Structures

- · Douglas Avenue School, 900 Douglas Ave.
- · Las Vegas Armory, 917 Douglas.
- · Ilfeld Auditorium, NM Highlands U Campus.
- · Veeder Carriage House, SW corner Valencia and Hot Springs.
- · First National Bank, 181 Bridge Street
- · Rosenwald Building, 205 S. Plaza
- · Courtroom Building, 213 S. Plaza
- · 247 S. Plaza (California Store)
- · Elmer & John Veeder Building, 1809-13 W. Plaza
- · John Veeder Building, 1815 W. Plaza
- · Plaza Hotel, 226-30 N. Plaza
- · Charles Ilfeld Building, 224 N. Plaza
- · Louis Ilfeld Building, 220 N. Plaza
- · Dice Apartments, 210-18 N. Plaza
- · Romero Block, 174-78 Bridge Street
- · Plaza Park

# Contributing

- · Remains of Exchange Hotel, 1st bldg. east of plaza on SE side of National Street
- · 217-19 S. Plaza
- · 221 S. Plaza
- · Houghton Building, 223 S. Plaza
- · 233-37 S. Plaza
- · 241-45 S. Plaza
- · Wesche-Dold Building, 1805 W. Plaza
- · Las Vegas Historical Society, 1807 W. Plaza
- · Montoya Building, 204-08 N. Plaza
- · Gonzales Building, 200-02 N. Plaza
- · Demarais House, 1810 E. Plaza

# Non-Contributing

- · 207 S. Plaza
- · 209 S. Plaza
- · 225-31 S. Plaza
- · 1816 E. Plaza
- · H. Romero Building
- · Gil's Lock and Key, SE Corner Valencia and Gonzales







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